



Property: C007SR

Renovated villa with swimming pool on the edge of the village

Villa, Andraix

3.950.000,00 €

Data overview

| | |
|-------------------------------------|---------------------------------------|
| PropNo | C007SR |
| Type of property | House |
| Kind of property | Villa |
| Type of use | Residential |
| Type of commercialization | Purchase |
| Postcode | 07150 |
| City | Andraix |
| State | Balearic islands |
| Additional geographical information | Andraix |
| Constructed area | approx. 420 sqm |
| Living area | approx. 301 sqm |
| constructed area | approx. 420 sqm |
| Number of bedrooms | 4 |
| Number of bathrooms | 3 |
| Number of rooms | 5 |
| Plot size | approx. 2.408 sqm |
| Basement area | approx. 35 sqm |
| Waste water connection | Yes |
| Construction style | Massive |
| Type of parking space | Outdoor parking space |
| Swimmingpool | Yes |
| Kitchen | Fitted kitchen, Open kitchen |
| Heating type | Air Conditioning hot / cold (central) |
| Combustion | Wind / Water heat pump, Electric |
| Floor | Stone, Parquet |
| Window | Double glazing |
| Cable Sat TV | Yes |
| Balcony | Yes |
| Terrace | Yes |
| Alignment of balcony/terrace | Southwest, West |

| | |
|------------------------|-------------------------------------|
| private garden | Yes |
| Parking spaces | 3 Private parking spaces |
| Swimmingpool (private) | Yes |
| Year of construction | 2025 |
| Condition | First occupancy after refurbishment |
| Purchase price | 3.950.000,00 € |

Highlights

Modern villa, first occupancy after renovation, planned completion Q3 2025, living/dining room, kitchen, utility room, 4 bedrooms, 3 bathrooms (1 en suite), dressing area, fitted wardrobes, fully equipped fitted kitchen, air conditioning hot/cold (energy-efficient heat pump), windows with double glazing, partly furnished, swimming pool, south facing, large garden, parking possibilities, expansion reserve for garage or guest house, fantastic location on the outskirts, within walking distance to the center of Andratx

Description

The renovated villa offers a spacious open floor plan on 2 levels plus a small basement with living/dining room, kitchen, utility room, 4 bedrooms, 3 bathrooms (1 en suite), dressing room and large swimming pool. The constructed area is approx. 420 m² and the living area approx. 301 m².

The plot extends over 2,408 m² and offers a fantastic south-facing location within walking distance to the center of Andratx (approx. 500m). The plot offers a development reserve for a garage or a guest house.

The renovation of the villa is scheduled for completion in the 3rd quarter of 2025. It may still be possible for a new owner to make adjustments before then.

The renderings were created by LOVADESIGNSTUDIO

Energy certificate: in progress

Location

The villa is located on the quiet outskirts of the beautiful town of Andratx in the southwest of Mallorca. The main square (center) of Andratx can be reached on foot in approx. 10 minutes. There you will find a variety of restaurants, bars, cafés, stores, banks, doctors and supermarkets. The well-known port of Port Andratx can be reached in approx. 5 minutes by car, as can the golf course Golf de Andratx in the neighboring village of Camp de Mar, where there is a very beautiful sandy beach. The island's capital Palma can be reached in approx. 25 minutes, the airport in approx. 35 minutes by car.

Other data

The villa in Andratx village is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



Living (Render)



Kitchen (Render)



Living (Render)



Garden (Render)



Swimmingpool (Render)



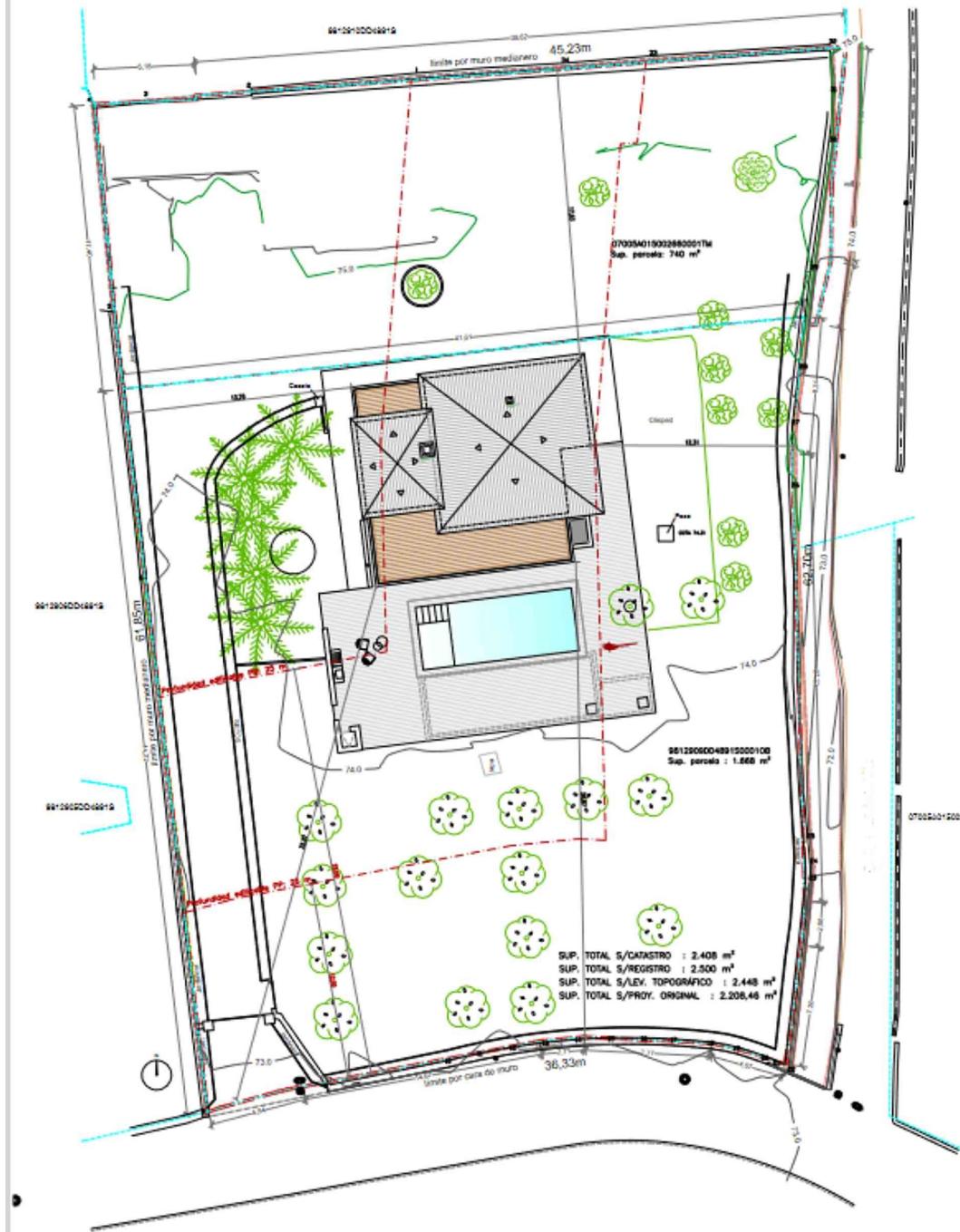
Garden (Render)



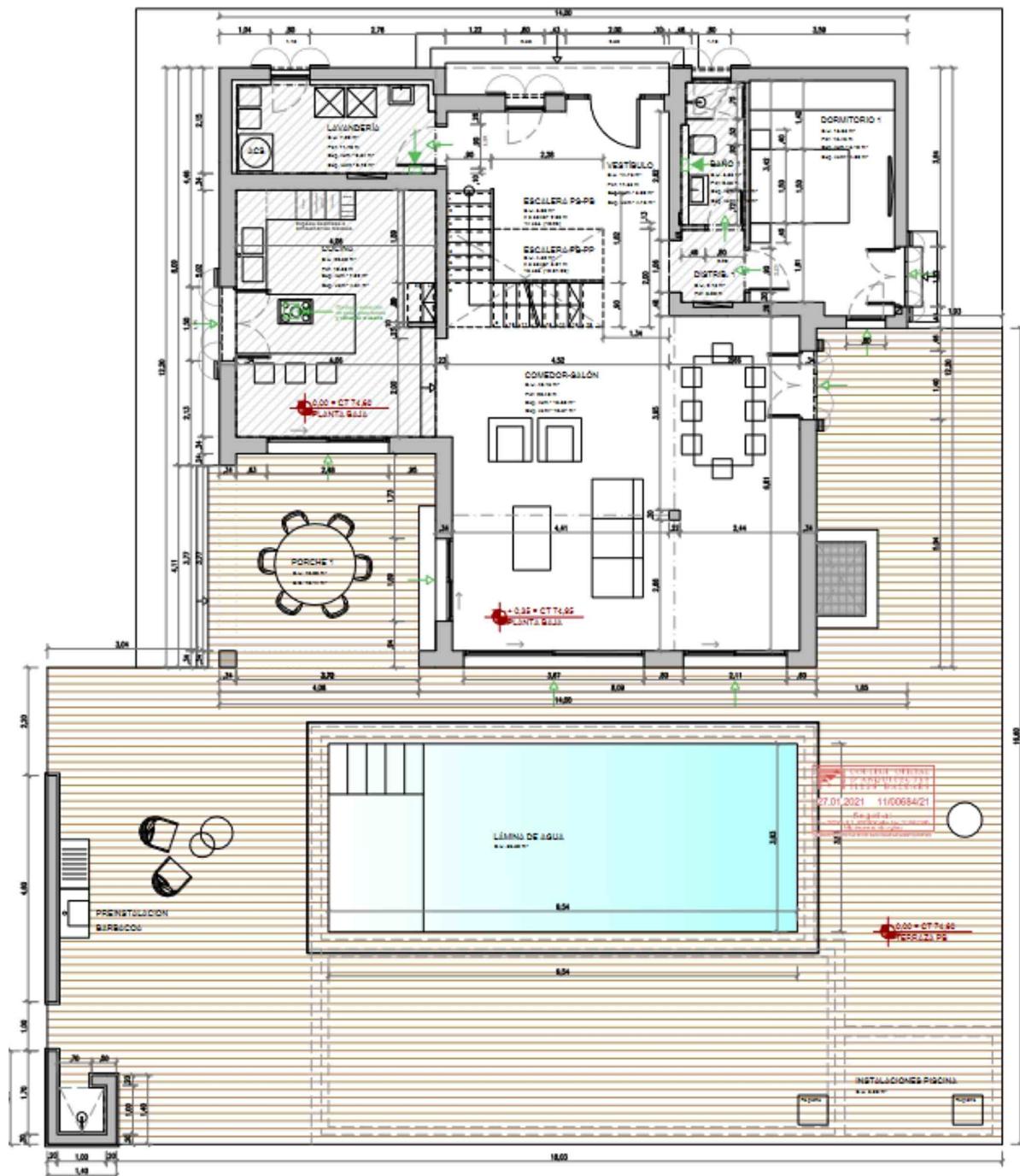
Aerial shot

Floor Plan

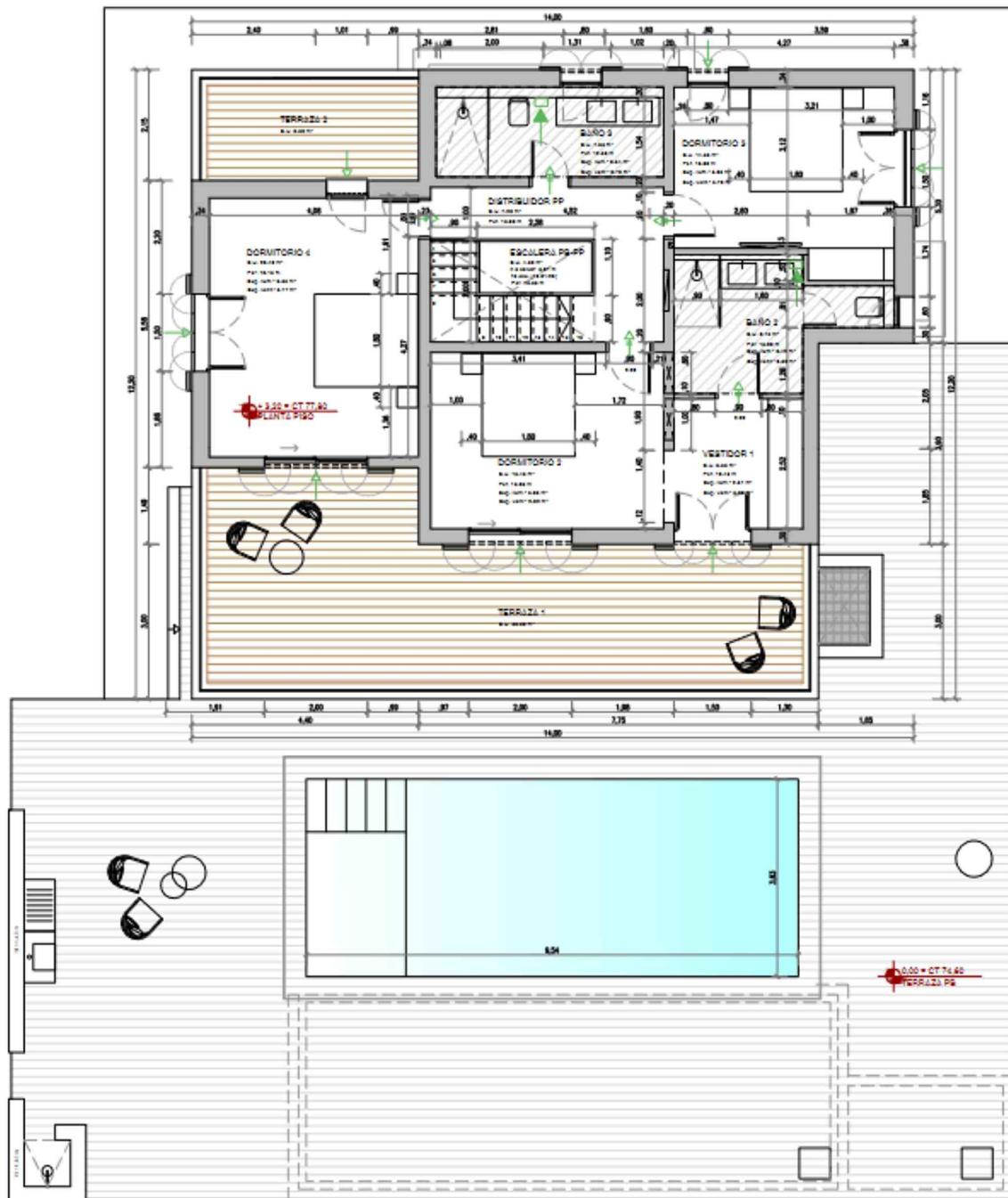
SITUACIÓN Y EMPLAZAMIENTO DEL ESTADO REFORMADO



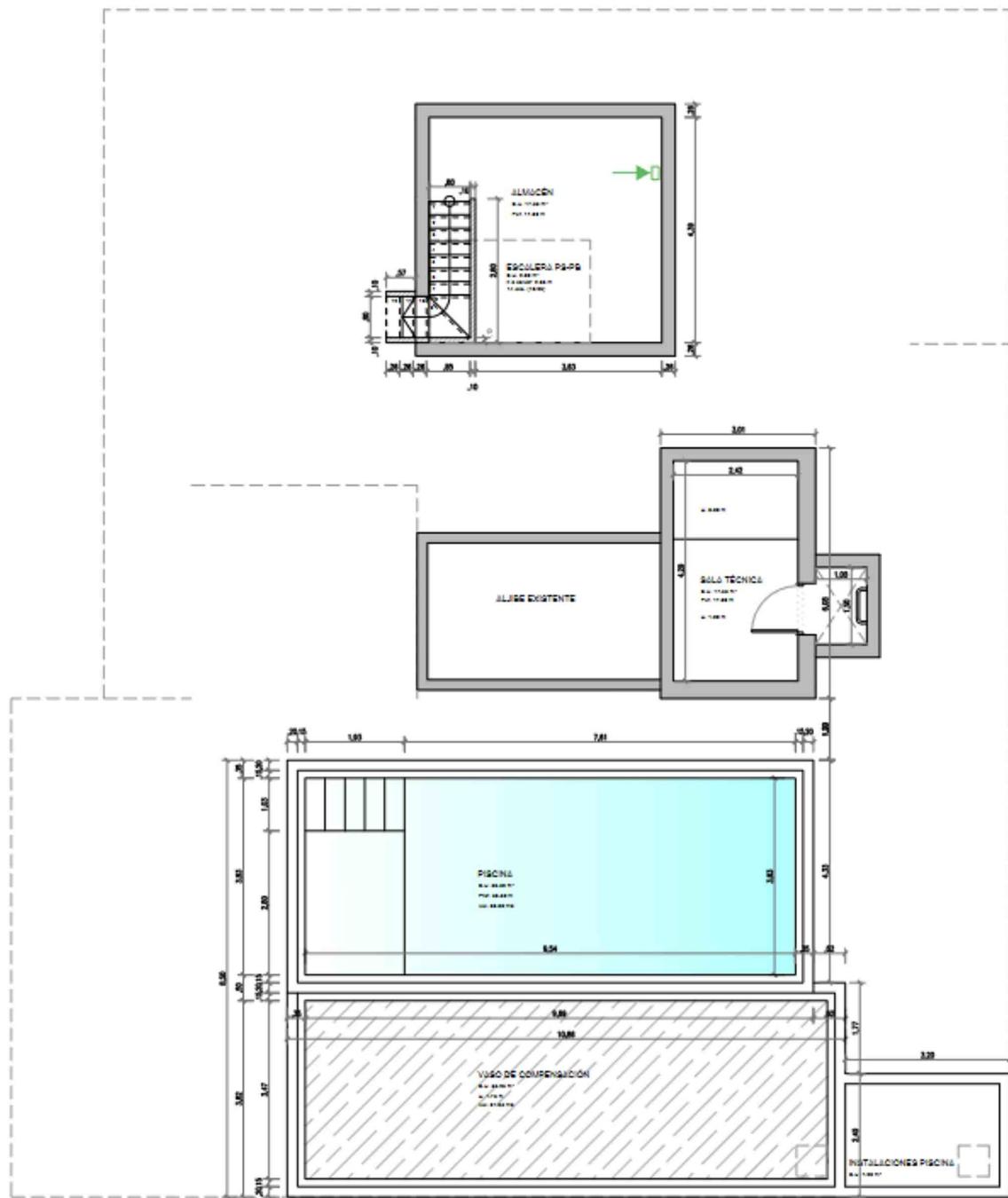
Plan Plot



Plan Groundfloor



Plan Upper floor



Plan Basement

Your contact person

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