



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 m<sup>2</sup> and the living area approx. 301 m<sup>2</sup>.

The plot extends over 2,408 m<sup>2</sup> 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

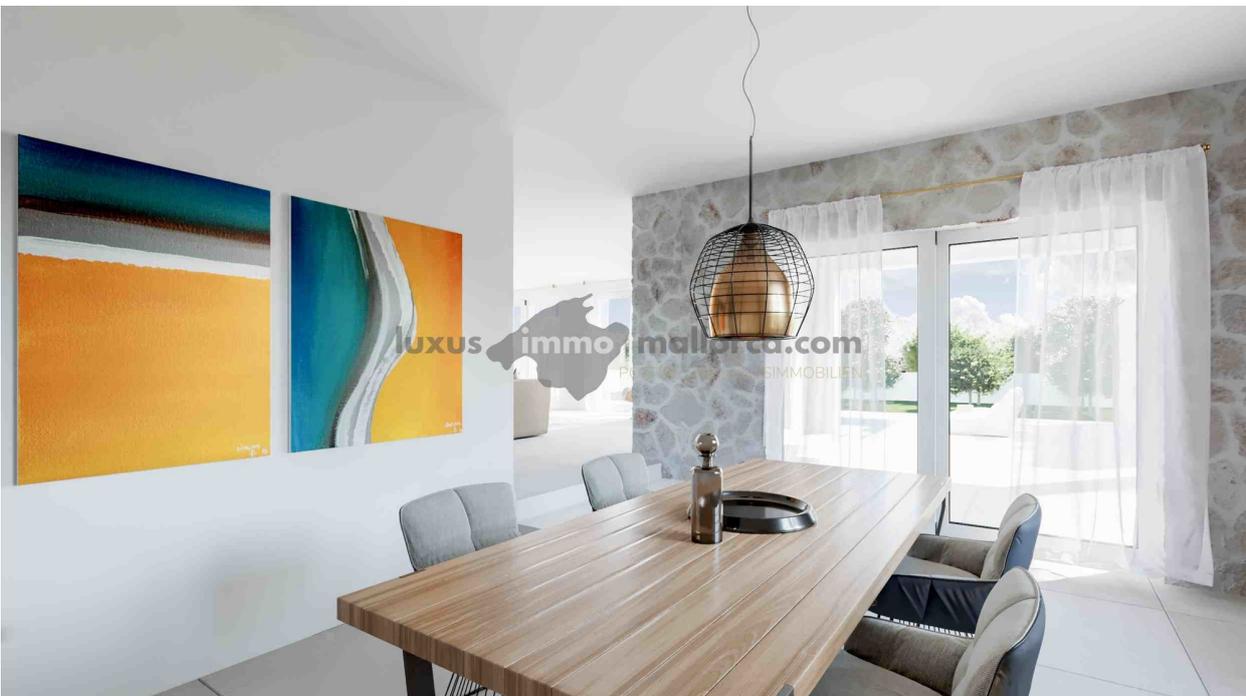
The villa in Andratx village is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) 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)

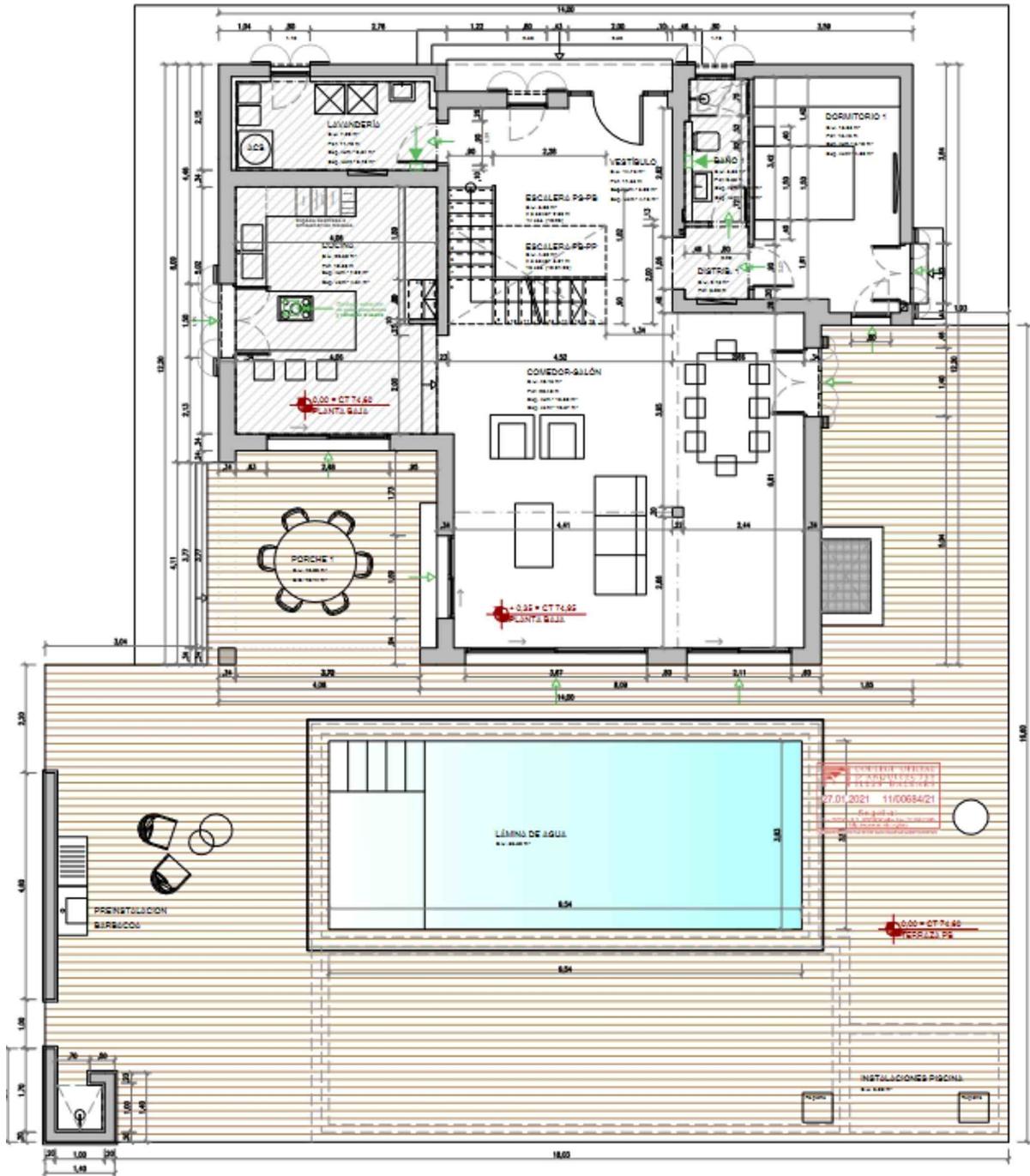


Aerial shot

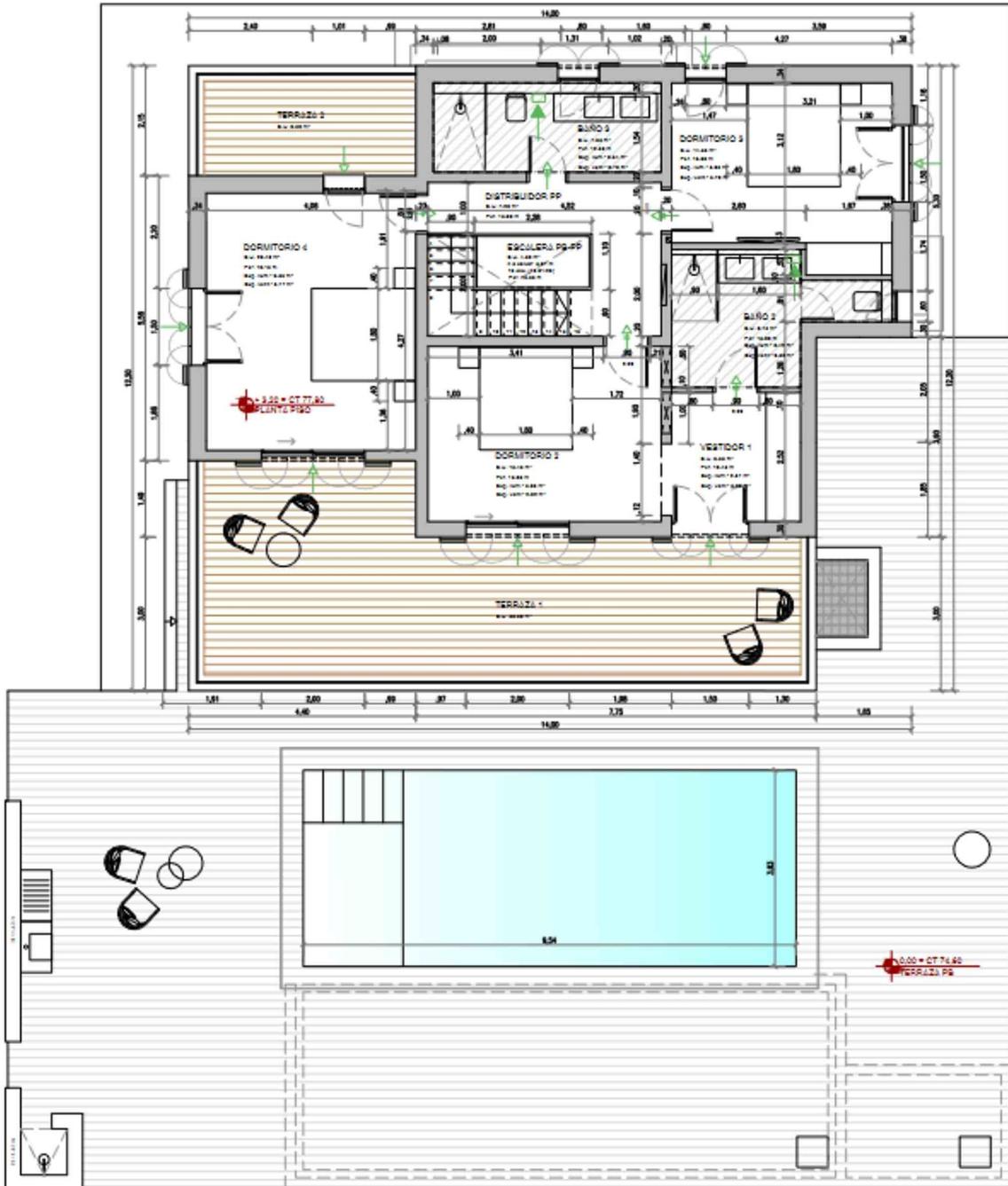
## Floor Plan



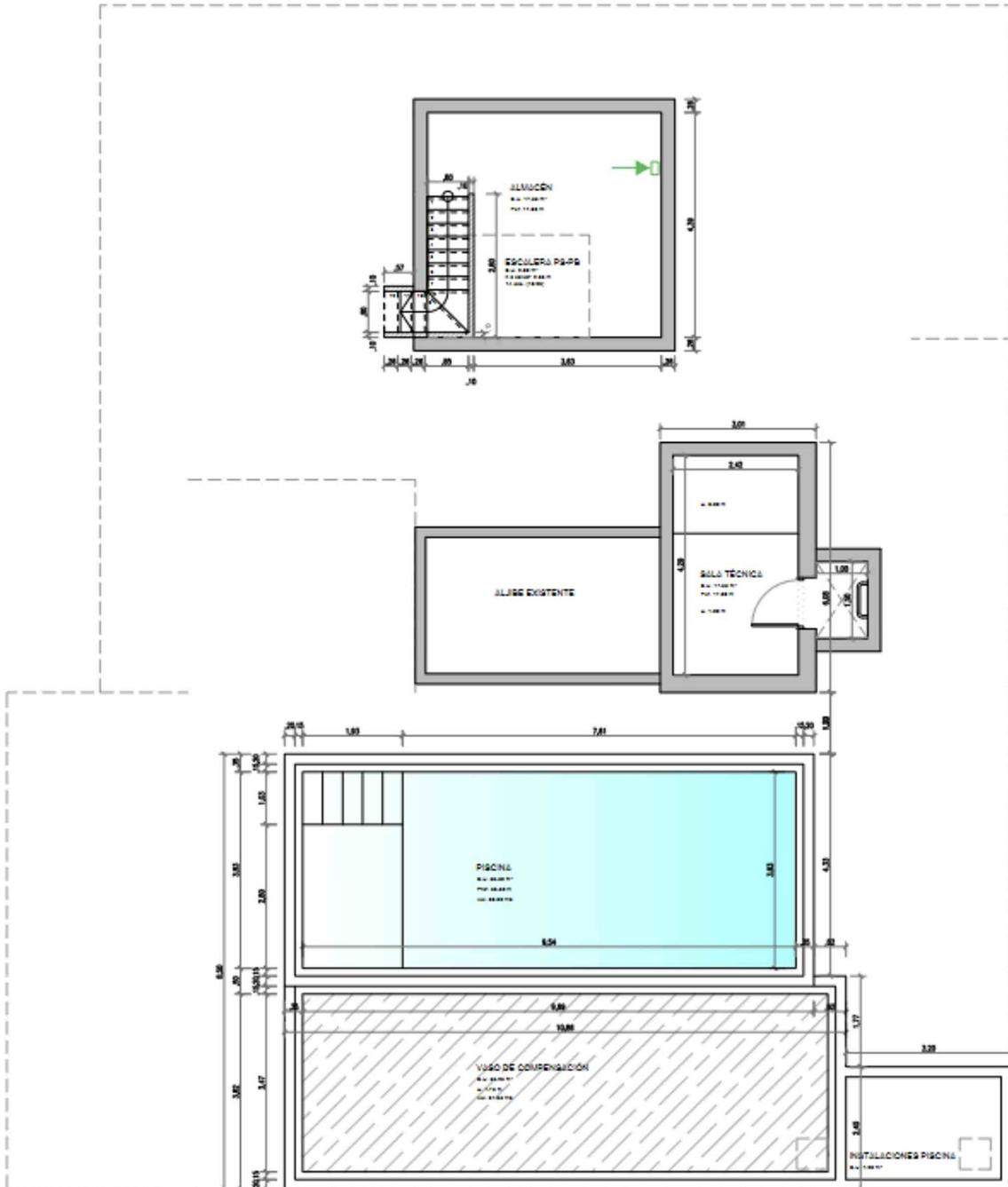
Plan Plot



Plan Groundfloor



Plan Upper floor



Plan Basement

## Your contact person

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