



Property: D2427HM

## **Modern villa with private pool in luxury residence**

Semi-detached, Port d'Andratx

3.750.000,00 €

## Data overview

PropNo	D2427HM
Type of property	House
Kind of property	Semi-detached
Type of use	Residential
Type of commercialization	Purchase
Housing complex	New Folies
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Living area	approx. 280 sqm
constructed area	approx. 493 sqm
Number of bedrooms	3
Number of bathrooms	3
Number of rooms	4
Number of sep. toilets	2
Balcony/terrace area	approx. 61 sqm
Garden area	approx. 73 sqm
Basement area	approx. 59 sqm
Waste water connection	Yes
Name of the community	New Folies
Year of construction	2019
Number of buildings	22
Number of floors	3
Number of residential units	41
Type of parking space	Stellplatz im Freien, Tiefgarage
Swimmingpool	Yes
Details Pool	Communal outdoor + heated indoor swimming pool
Swimmingpool (indoor)	Yes
Whirlpool / Jacuzzi	Yes

Gym / Fitnessbereich	Yes
Trockensauna	Yes
Dampfsauna	Yes
Concierge Service	Yes
Sea view	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump
Floor	Stone, Parquet
Window	Double glazing
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southeast, South
Parking spaces	1 Private parking space 1 Underground parking space
Swimmingpool (private)	Yes
Year of construction	2019
Condition	Well maintained
Purchase price	3.750.000,00 €

## Highlights

Modern villa (semi-detached house), built in 2019, sea views, private swimming pool, high-quality furnishings, spacious living room, dining area, open kitchen, fully equipped fitted kitchen with Gaggenau appliances, 3 bedrooms with en suite bathroom and dressing area, open room (4th bedroom with en suite bathroom would be possible), 2 guest toilets, real wood floorboards in the sleeping areas, natural stone tiles in the living area, fitted wardrobes with LED lighting. Bedroom with bathroom en suite would be possible), 2 guest toilets, real wood flooring in the sleeping areas, natural stone tiles in the living area, fitted wardrobes with LED lighting, Grohe and Duravit bathroom fittings, Gira Smart Home System, indirect lighting, underfloor heating (air-to-water heat pump), central air conditioning hot/cold, aluminum windows with heat and sound insulation glass, electric shutters, satellite TV, internet connection via fiber optics, high security entrance door, solar panels (hot water), open and covered terrace areas, sunken lounge area, good privacy, south-facing, 1 underground parking space with access to the house, 1 parking space directly in front of the house, utility room, cellar rooms, communal pool with sea views, modern gym, SPA area (heated indoor pool, whirlpool, dry sauna, steam sauna, further gym), concierge service, office space for private use, security service and much more.

## Description

The modern villa offers approx. 280 m<sup>2</sup> of living space (approx. 493 m<sup>2</sup> constructed area) on the first floor with a very spacious living / dining area with open kitchen, guest WC and patio (5m<sup>2</sup>-). From this living level there is access to the outside area with covered terrace (41m<sup>2</sup>), private swimming pool (20m<sup>2</sup>), lounge area (15m<sup>2</sup>), further open terrace and sea and mountain views. On the second floor there are three bedrooms, each with its own en-suite bathroom and dressing area. All three bedroom suites offer fantastic views of the mountains and the sea. A special feature of this house is another large open space on the second floor with adjoining utility room and guest WC, which could be converted into a 4th bedroom with en suite bathroom. In the basement there is a technical room, further rooms for free use and direct access to the underground garage, where there is a private parking space. There is another uncovered parking space in front of the house entrance. The communal area offers beautifully landscaped gardens, a large pool area with sea views and fitness room, as well as a clubhouse with concierge service, heated indoor pool, whirlpool, dry sauna, steam sauna, further fitness room, offices for private use and a bar area with a beautiful outdoor terrace.

Energy certificate: B



## Location

The modern luxury residence New Folies is located in the popular Cala Llamp bay in Port d'Andratx in the southwest of Mallorca. The bay is known for the Gran Folies Beach Club with direct sea access, restaurant, bar and swimming pool. The harbor of Port d'Andratx is only a few minutes away by car, but is also easily accessible on foot. Here you will find a variety of restaurants, bars and boutiques. In the neighboring village of Camp de Mar there is a fantastic sandy beach and the famous Golf de Andratx golf course. The island's capital, Palma de Mallorca, is around 25 minutes away by car.

## Other data

This villa in Port Andratx 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



Terrace / view



Living / Dining

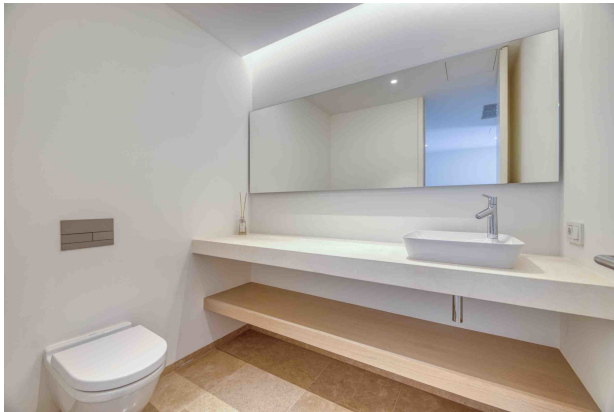


Kitchen



Kitchen





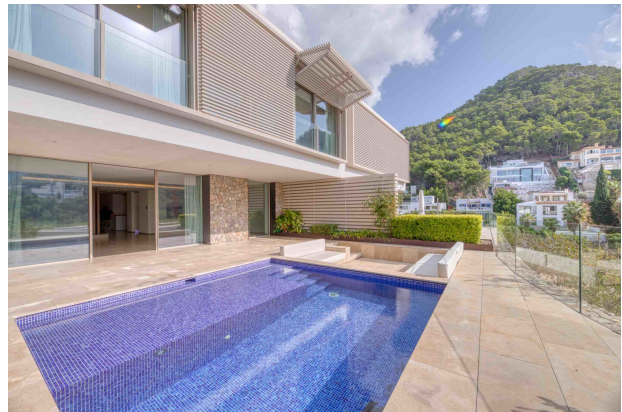
Guest toilet (Groundfloor)



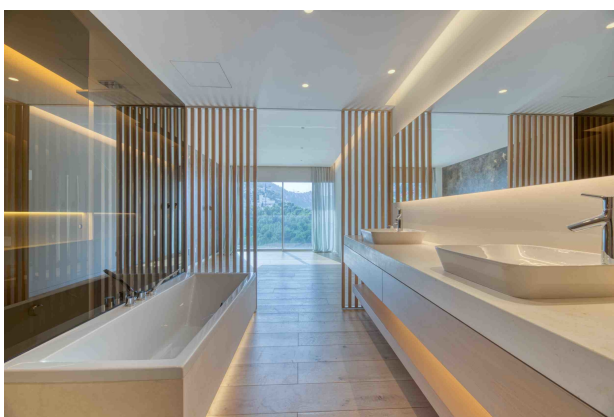
Living / Dining



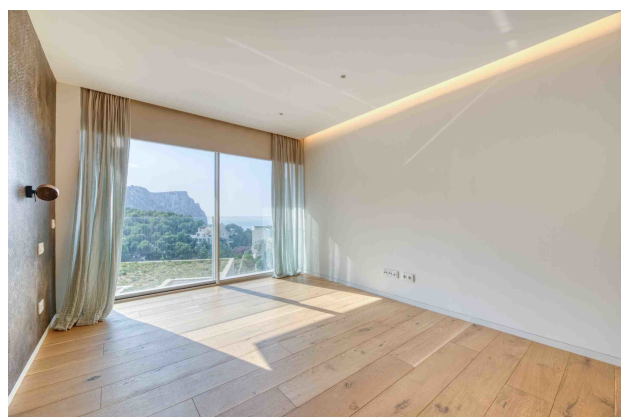
Lounge / View



Swimmingpool (private)



Bath en Suite 1 (Master)



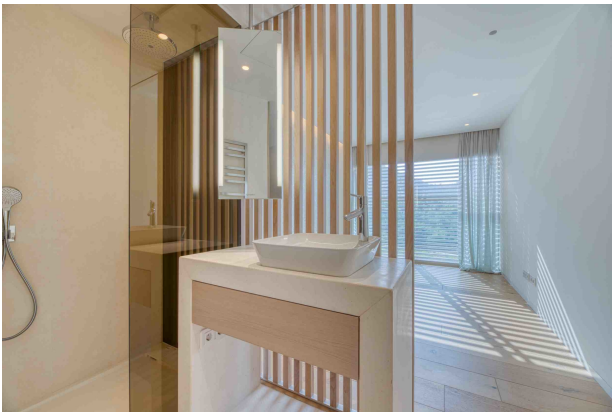
Bedroom 1 (Master)



Bath en Suite 1 (Master)



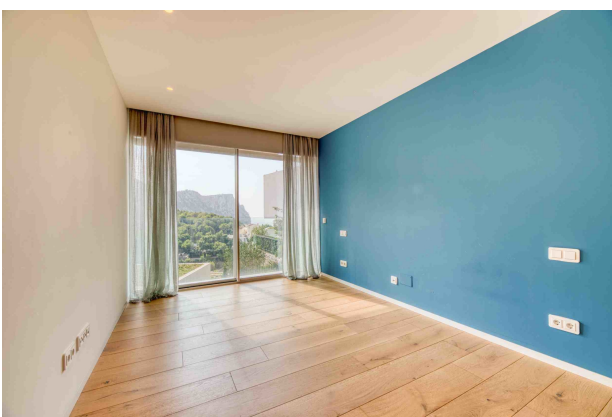
Bedroom 2



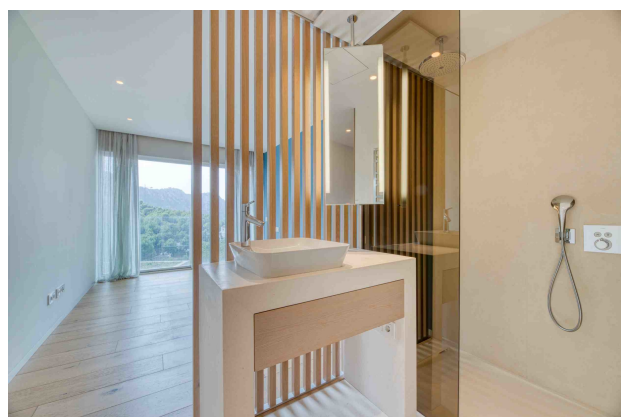
Bath en Suite 2



Bath en Suite 2



Bedroom 3



Bath en Suite 3





Dressing room 3



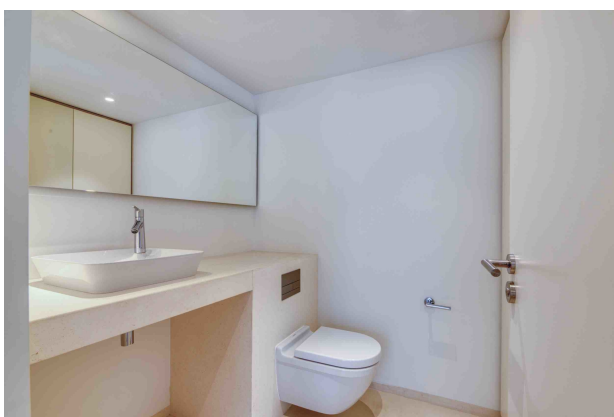
Open room (potential 4th bedroom)



Open room (potential 4th bedroom)



Utility room



Guest toilet (first floor)



Basement



Entrance / private parking space



Swimmingpool (Community)



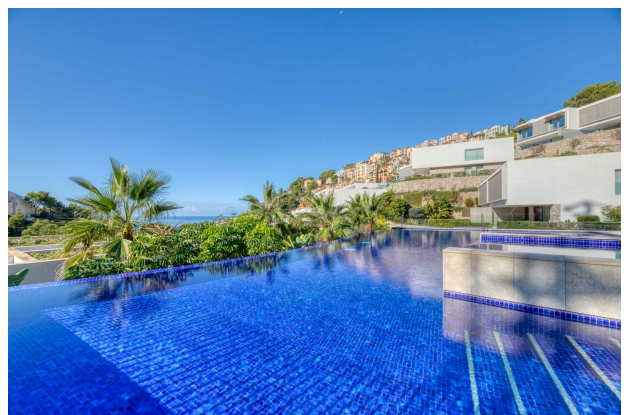
Swimmingpool (Community)



Gym (Community)



Swimmingpool (Community)



Swimmingpool (Community)



Villa



## Floor Plan

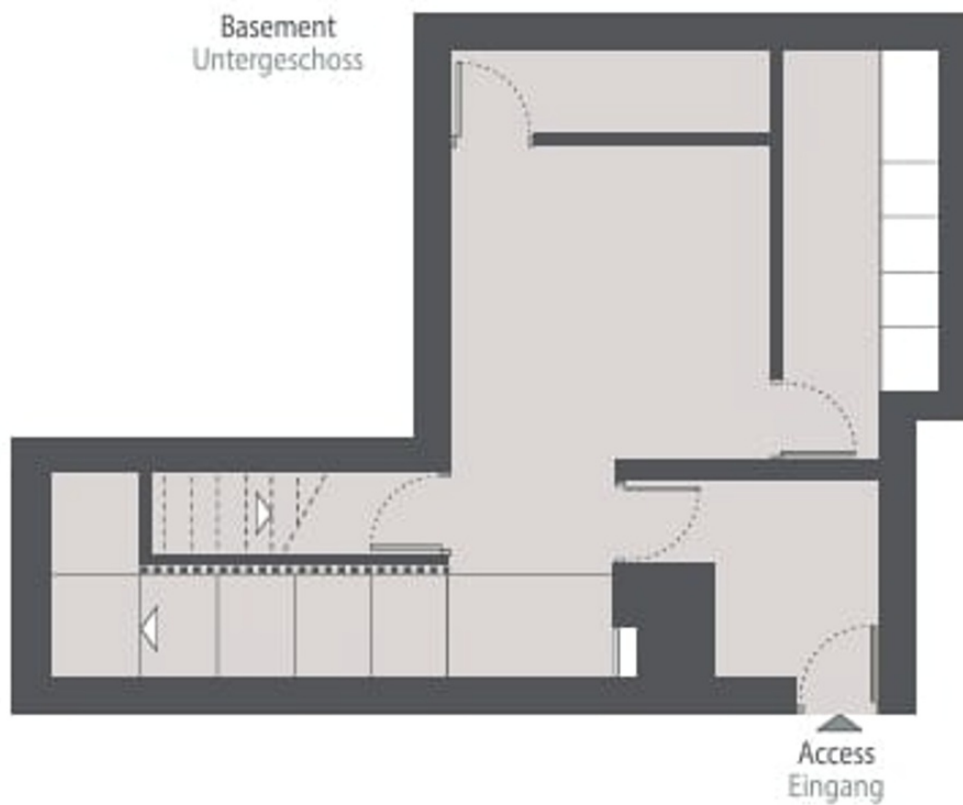


Floorplan Groundfloor



Floorplan Upper floor





Floorplan Basement

## Your contact person

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