

Property: C1845FH

## **NEW BUILD: Modern villa with elevator and swimming pool**

Villa, Port D'Andratx

## Data overview

PropNo	C1845FH
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07157
City	Port D'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Constructed area	approx. 513 sqm
Living area	approx. 324 sqm
constructed area	approx. 513 sqm
Number of bedrooms	4
Number of bathrooms	4
Number of rooms	5
Plot size	approx. 1.045 sqm
Balcony/terrace area	approx. 150 sqm
Basement area	approx. 128 sqm
Waste water connection	Yes
Number of lifts	1
Construction style	Massive
Year of construction	2022
Elevator	Lift
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Gym / Fitnessbereich	Yes
Trockensauna	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes

Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump, Electric
Floor	Tiles
Window	Double glazing
Security technology	Alarm system
Terrace	Yes
Alignment of balcony/terrace	Southeast
Roof terrace	Yes
private garden	Yes
Swimmingpool (private)	Yes
Sauna (private)	Yes
Condition	Erstbezug / Neubau
Energy certificate	in process

## Highlights

Modern villa (completion 2023), sea views from the roof terrace, swimming pool, large living/dining area with open kitchen, fitted kitchen, utility room, 4 bedrooms with bathroom en suite, fitted wardrobes, office room, guest toilet, air conditioning hot/cold, underfloor heating, elevator over all levels, cinema room, sauna, domotic system, private parking, landscaped garden with lawns, quiet residential area.

## Description

The villa offers approx. 324 m<sup>2</sup> of living space (approx. 513 m<sup>2</sup> constructed area), a bright living/dining area with open kitchen, utility room, 4 double bedrooms each with en suite bathroom, a walk-in closet in the master bedroom, office room, large terrace areas of approx. 150 m<sup>2</sup> with pool and outdoor shower in a wonderful private atmosphere. Further features include a cinema, a fitness room and an integrated domotic, audio and TV system. There are partial sea views from the living level and more open sea views from the roof terrace.

Energy certificate: in process

## Location

This modern villa is located in a bay of the popular port of Port Andratx, in the municipality of Andratx in the southwest of Mallorca. The harbor is located in a natural bay and is one of the most beautiful places in Mallorca. Its attractions include the promenade with its numerous restaurants as well as the many shopping opportunities, including the fish market where the local fishermen sell their fresh catch in the evening. 5 minutes away is the golf course "Golf de Andratx" in Camp de Mar. Palma de Mallorca is approx. 25 minutes away and the airport approx. 35 minutes by car.

## Other data

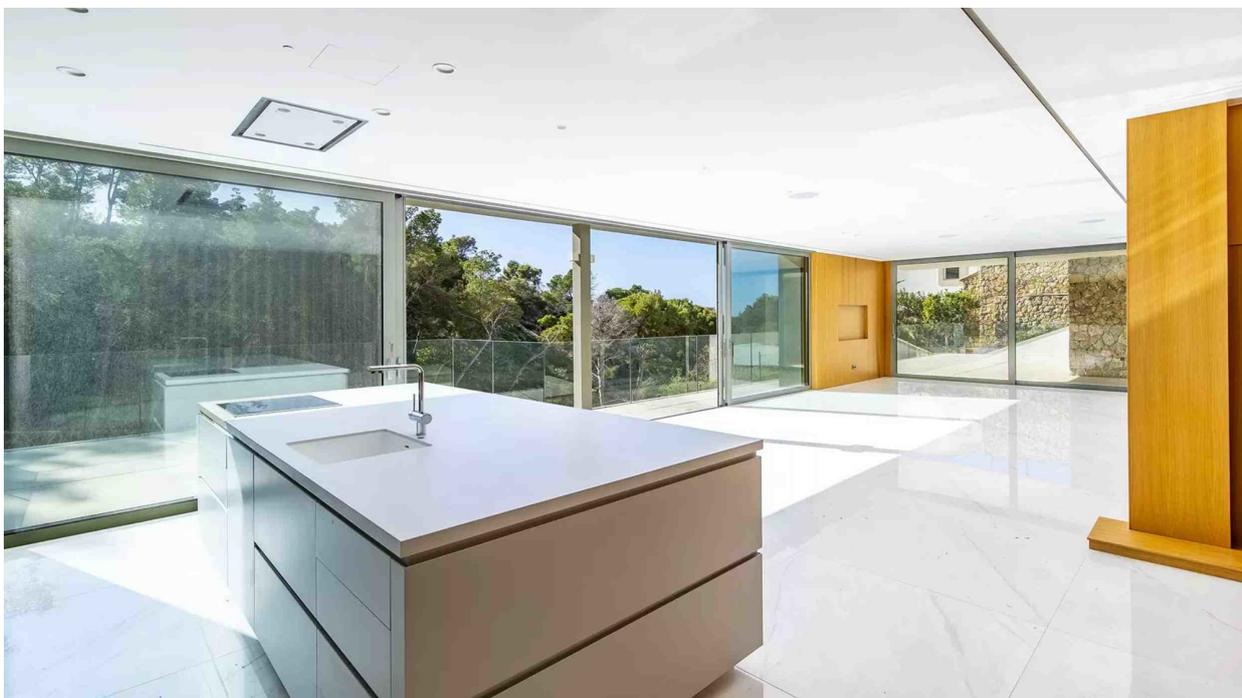
This villa in Port Andratx is offered to you by your real estate agent Holz Müller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com)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



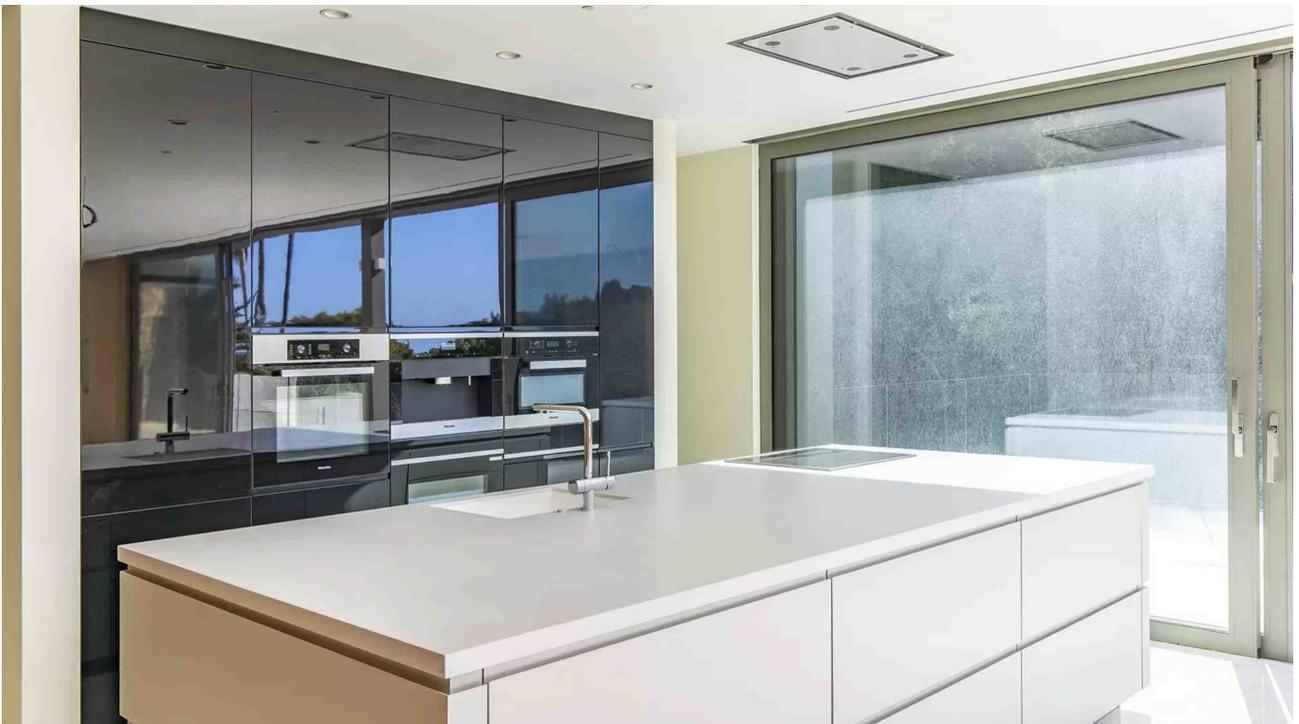
View (Roof terrace)



Kitchen / Living



Living



Kitchen



Terrace



Bedroom 1 (Master)



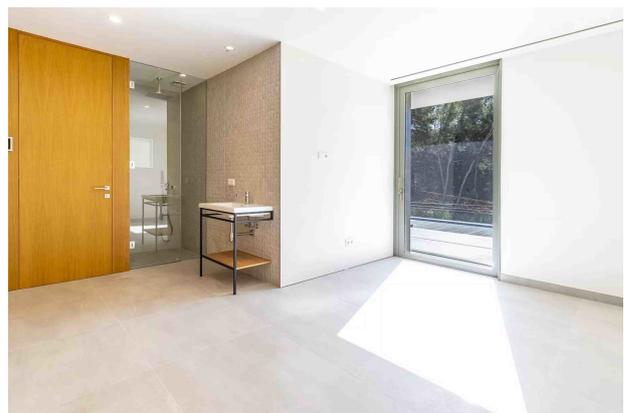
Bedroom 2



Bathroom 2



Bedroom 3



Bedroom 4



Terrace / Swimmingpool



Villa / Garden

## Your contact person

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