



Property: D2502LIM

Villa with vacation rental license (ETV), consisting of two apartments

Villa, Port d'Andratx

3.200.000,00 €

Data overview

PropNo	D2502LIM
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. 247 sqm
Living area	approx. 228 sqm
constructed area	approx. 247 sqm
Number of bedrooms	4
Number of bathrooms	2
Number of rooms	6
Waste water connection	Yes
Construction style	Massive
Number of buildings	6
Number of residential units	6
Elevator	Lift
Type of parking space	Garage
Swimmingpool	Yes
Sea view	Yes
Kitchen	Fitted kitchen
Heating type	Central heating system, Air Conditioning hot / cold (single)
Combustion	Gas, Electric
Floor	Tiles
Window	Double glazing
Cable Sat TV	Yes

Balcony	Yes
Terrace	Yes
Alignment of balcony/terrace	Southwest, West
Roof terrace	Yes
private garden	Yes
Parking spaces	1 Garage
Swimmingpool (private)	Yes
Vermietungslizenz (touristisch)	Yes
Year of construction	1970
Condition	Well maintained
Energy certificate	Energy consumption data
Purchase price	3.200.000,00 €

Highlights

Villa consisting of 2 apartments, including vacation rental license (ETV), spectacular sea views, Mediterranean architecture, 2 living/dining rooms, 2 kitchens, 4 bedrooms, 2 bathrooms, fitted wardrobes, fully fitted kitchens, gas central heating (whole house), air conditioning hot/cold (individual units), fireplace, beautifully landscaped gardens, large terrace areas (open and covered), roof terrace, small private swimming pool, lighting in outdoor and garden areas, electric door opener, open inclined elevator (also approved for 1-2 persons)

Description

The Mediterranean villa with vacation rental license (ETV) offers on a constructed area of approx. 247m² (approx. 228m² constructed living space) two separate apartments with the following layout.

First floor apartment (approx. 150m²): Living room, dining area with fireplace, kitchen, 2 bedrooms, 1 bathroom, covered terrace, open terraces, sea views

Upper floor apartment (approx. 78m²): Living/dining room with fireplace, kitchen, 2 bedrooms, 1 bathroom, open terraces, sea view

Outdoor area: small swimming pool, large open and covered terraces, roof terrace, landscaped gardens, garage for 1 car

The property can be used in its current layout or the two floors can be connected with an internal staircase.

The neighboring house of a similar size can also be purchased. However, the neighboring house does not have a rental license.

Arrange your personal viewing with us now. We look forward to presenting this special property to you. Video viewings are also available on request.

Energy certificate: in progress

Location

This villa is located in Cala Llamp, a very popular urbanization of Port Andratx. The well-known harbor promenade with its numerous restaurants, small stores and cozy bars is only a few minutes away. The beach of Camp de Mar can be reached by car in approx. 5 minutes and the island's capital Palma in approx. 30 minutes.

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 they reach us under info@holzmueller-mallorca.com or by Whatsapp / telephone under 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

Images



Facade



Living room (Groundfloor)



Dining area (Groundfloor)



Kitchen (Groundfloor)



Terrace / Swimmingpool (Groundfloor)



Terrace / Swimmingpool (Groundfloor)



Bedroom 1 (Groundfloor)



Sea view Bedroom 1 (Groundfloor)



Bedroom 1 (Groundfloor)



Bath 1 (Groundfloor)



Bath 1 (Groundfloor)



Bedroom 2 (Groundfloor)



Bedroom 2 (Groundfloor)



Bedroom 2 (Groundfloor)



Terrace (Upper floor)



Living / Dining (Upper floor)



Living / Dining (Upper floor)



Kitchen (Upper floor)



Living / Dining (Upper floor)



Bedroom 3 (Upper floor)



Bedroom 3 (Upper floor)



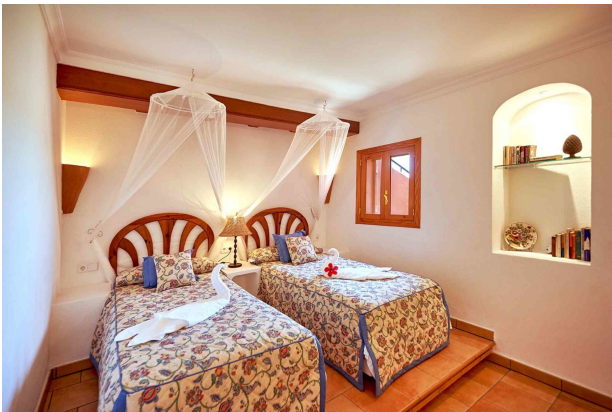
Bedroom 3 (Upper floor)



Bath 2 (Upper floor)



Bath 2 (Upper floor)



Bedroom 4 (Upper floor)



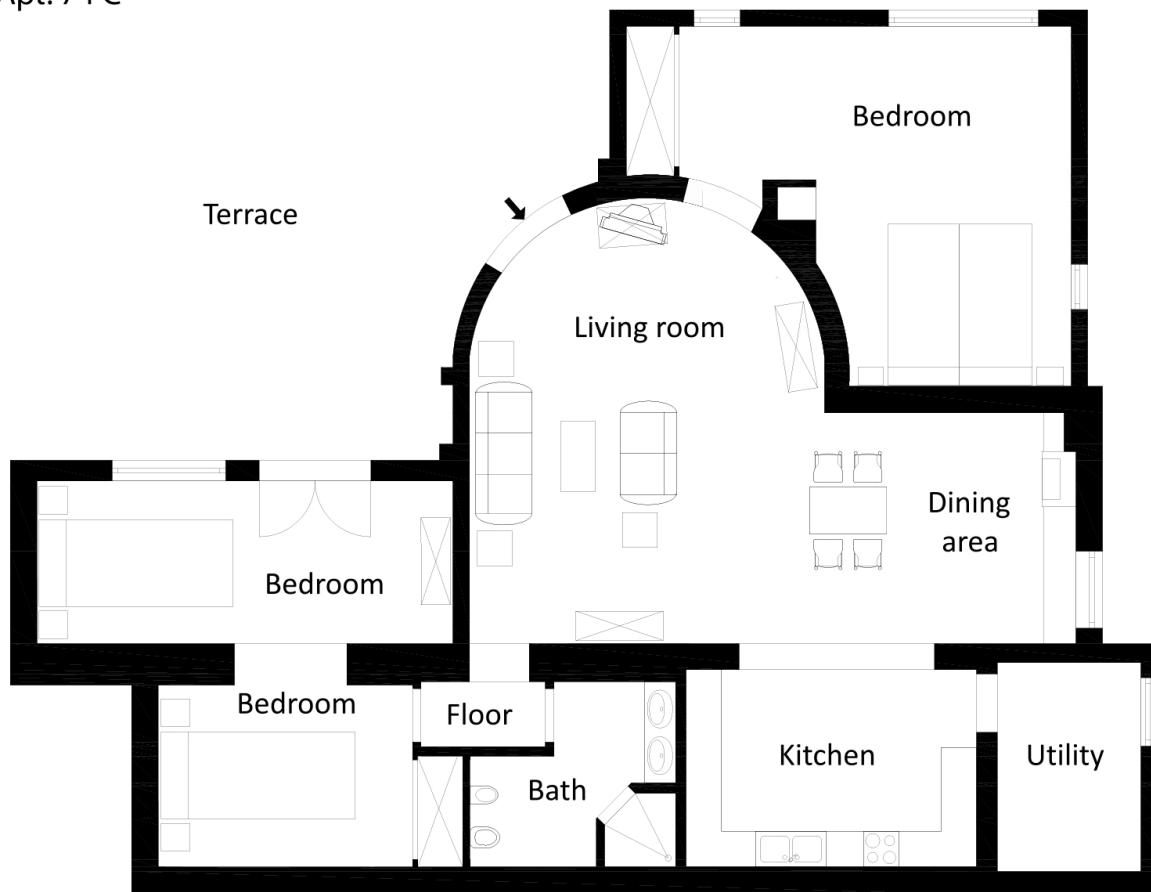
Terrace (Upper floor)



Terrace (Groundfloor)

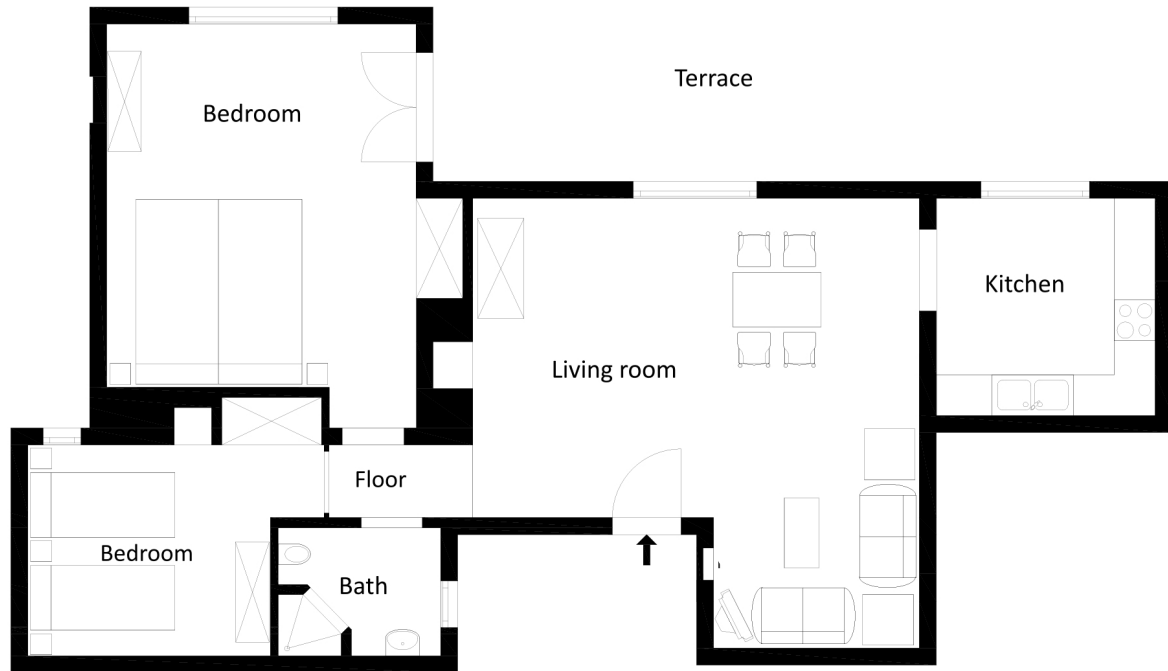
Floor Plan

Apt. 74 C



Floorplan (Groundfloor)

Apt. 74 B



Floorplan (Upper floor)

Your contact person

Mr. Marcel Holzmüller

HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)

Camí des Comellar 7

07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com

Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

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