

Property: C10489IP

NEW BUILD (completed): Modern villa in a prime location

Villa, Port D'Andratx

7.950.000,00 €

Data overview

PropNo	C10489IP
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. 503 sqm
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Number of bedrooms	4
Number of bathrooms	4
Number of rooms	6
Plot size	approx. 1.428 sqm
Number of sep. toilets	1
Waste water connection	Yes
Construction style	Massive
Number of buildings	1
Number of residential units	1
Elevator	No lift
Type of parking space	Garage
Swimmingpool	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, Electric
Floor	Stone, Parquet

Window	Double glazing
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
private garden	Yes
Parking spaces	1 Garage
Swimmingpool (private)	Yes
Year of construction	2024
Condition	Erstbezug / Neubau
Energy certificate	in process
Purchase price	7.950.000,00 €

Highlights

New build villa, year of construction 2024, modern architecture, swimming pool, sea views, living room, dining room with open kitchen, modern fully equipped fitted kitchen, 4 bedrooms, 4 bathrooms, guest toilet, further living room with bar and TV area, air conditioning, underfloor heating, fireplace, built-in wardrobes, very high quality equipment, several open and covered terraces, garage with direct access to the house, several free parking spaces, alarm system and much more

Description

The newly built villa offers the following layout on a constructed area of approx. 503m²...

Second floor: living room, dining room with open kitchen, guest WC, master bedroom with bathroom en suite

Basement: 3 bedrooms, 3 bathrooms, additional living area with bar

Outdoor area: terraces, swimming pool, landscaped garden, garage, additional free parking spaces

Energy certificate: in progress

Location

This villa is located in the picturesque village of Port d'Andratx in the southwest of Mallorca, Balearic Islands, Spain. Port d'Andratx is known for its upmarket marina, designer boutiques and exquisite gastronomic offerings, making it a sought-after destination for those seeking a sophisticated seaside lifestyle. The port has retained the charm of its origins as a fishing port and offers a variety of bars, restaurants and hotels that blend into the historic waterfront of fishermen's cottages and workshops. The "Club de vela", the sailing club, offers first-class sailing facilities with moorings up to 60 m in length and access to some of the most beautiful waters in the Mediterranean.

Within close proximity, residents have access to a variety of amenities, including renowned schools, sports facilities and leisure activities, ensuring a well-rounded living experience in this exclusive coastal community. Don't miss the opportunity to own this exceptional villa in one of Mallorca's most sought-after locations. Palma International Airport is approximately 40 minutes' drive from the villa and offers connections to Europe and around the world, including direct flights to the USA and the Far East.

Other data

This villa in Port d'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 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



2nd Living room with bar area



2nd Living room with bar area



Bedroom 1



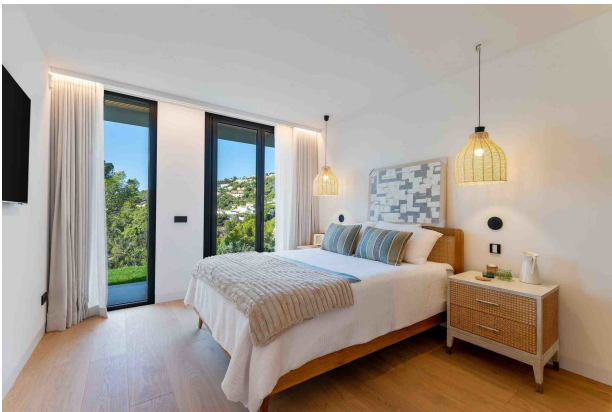
Bedroom 1



Bathroom 1



Bedroom 2



Bedroom 3

Your contact person

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