



Property: D2503HM

## **Mediterranean villa with spectacular harbor and sea views**

Villa, Port D'Andratx

3.450.000,00 €

## Data overview

PropNo	D2503HM
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
Living area	approx. 189 sqm
constructed area	approx. 316 sqm
Number of bedrooms	4
Number of bathrooms	3
Number of rooms	5
Plot size	approx. 928 sqm
Waste water connection	Yes
Construction style	Massive
Number of floors	2
Number of residential units	1
Elevator	No lift
Type of parking space	Garage
Swimmingpool	Yes
Sea view	Yes
Investmentobjekt	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	South
private garden	Yes
Parking spaces	1 Garage
Swimmingpool (private)	Yes
Year of construction	1990
Condition	Well maintained
Energy certificate	Energy consumption data
Energy certificate valid until	28.02.2035
Main energy source	Gas
Purchase price	3.450.000,00 €

## Highlights

Prime location, unique sea and harbour views, Mediterranean villa, potential for expansion, south-facing, swimming pool, living room with fireplace, dining room with open kitchen and adjoining utility room, fully equipped fitted kitchen, 4 bedrooms, 3 bathrooms (1 en suite), built-in wardrobes, tiled floors, double-glazed windows, some electric shutters, central heating (gas), fireplace, some hot/cold air conditioning (individual units) in the bedrooms, large terraces (open and covered), BBQ area, alarm system, garage for 1 car, beautifully landscaped garden, quiet residential area.

## Description

This villa offers the following layout on a total area of approx. 316m<sup>2</sup>...

First floor (approx. 90m<sup>2</sup>): Entrance hall, living room, dining room with open kitchen, utility room, 1 bathroom, terrace

Second floor (approx. 99m<sup>2</sup>): Master bedroom with dressing area and bathroom en suite, 2 further bedrooms, 1 bathroom, conservatory, balcony

Outdoor area: swimming pool (approx. 37m<sup>2</sup>), landscaped gardens, open and covered terrace areas, pavilion, BBQ area, garage (approx. 18m<sup>2</sup>)

Special feature: The unique view over the harbor and the sea can be enjoyed from all four bedrooms, the living area and the dining room with open kitchen.

Note: According to an architect's analysis, this property has a development reserve of 113m<sup>2</sup> of constructed area. Ask us for further information.

Energy certificate: E

## Location

The villa is located in the exclusive urbanization Can Borrás in Port d'Andratx in the municipality of Andratx in the southwest of Mallorca. A special feature is the elevated position, which offers a fantastic view over the entire port of Andratx and the sea. The Club de Vela marina, where there is a small supermarket, a restaurant and even a sandy beach for swimming in the sea, is only approx. 1.5 km away. Other very popular restaurants such as the Barlovento restaurant or the Milu restaurant are also within easy reach. The popular harbor promenade with a variety of boutiques, bars and restaurants is only approx. 2 km away. Other popular places in the southwest of Mallorca such as Camp de Mar or Puerto Portals can be reached quickly by car. The island capital Palma de Mallorca is approx. 25 minutes away by car and the airport is approx. 30 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



Plot



View





Access



Entrance door





Living room



Living room



Living room



Fireplace room



Fireplace



Kitchen





Dining room



Terrace



Terrace



View



Swimmingpool



View





Living room



Living room



Bedroom 1



View (Bedroom 1)



Dressing area (Bedroom 1)



Bath en Suite (Bedroom 1)



Terrace (Upper floor)



Bedroom 2



Bathroom 2



Bedroom 3



Bathroom 3



Bedroom 4





Terrace (Upper floor)



View (Upper floor)



View



Wintergarten



Roof terrace



Garden





BBQ area



View



Plot

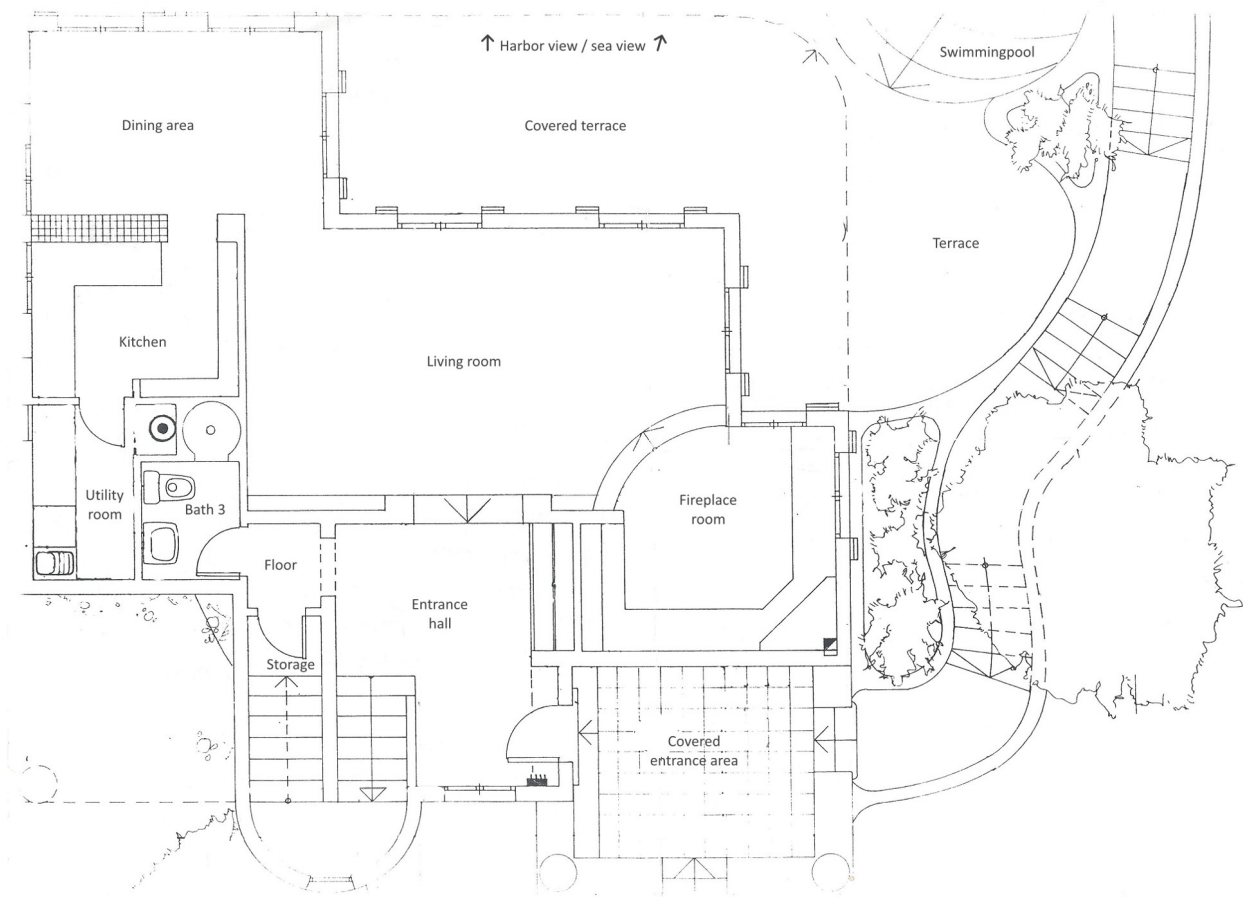


Location



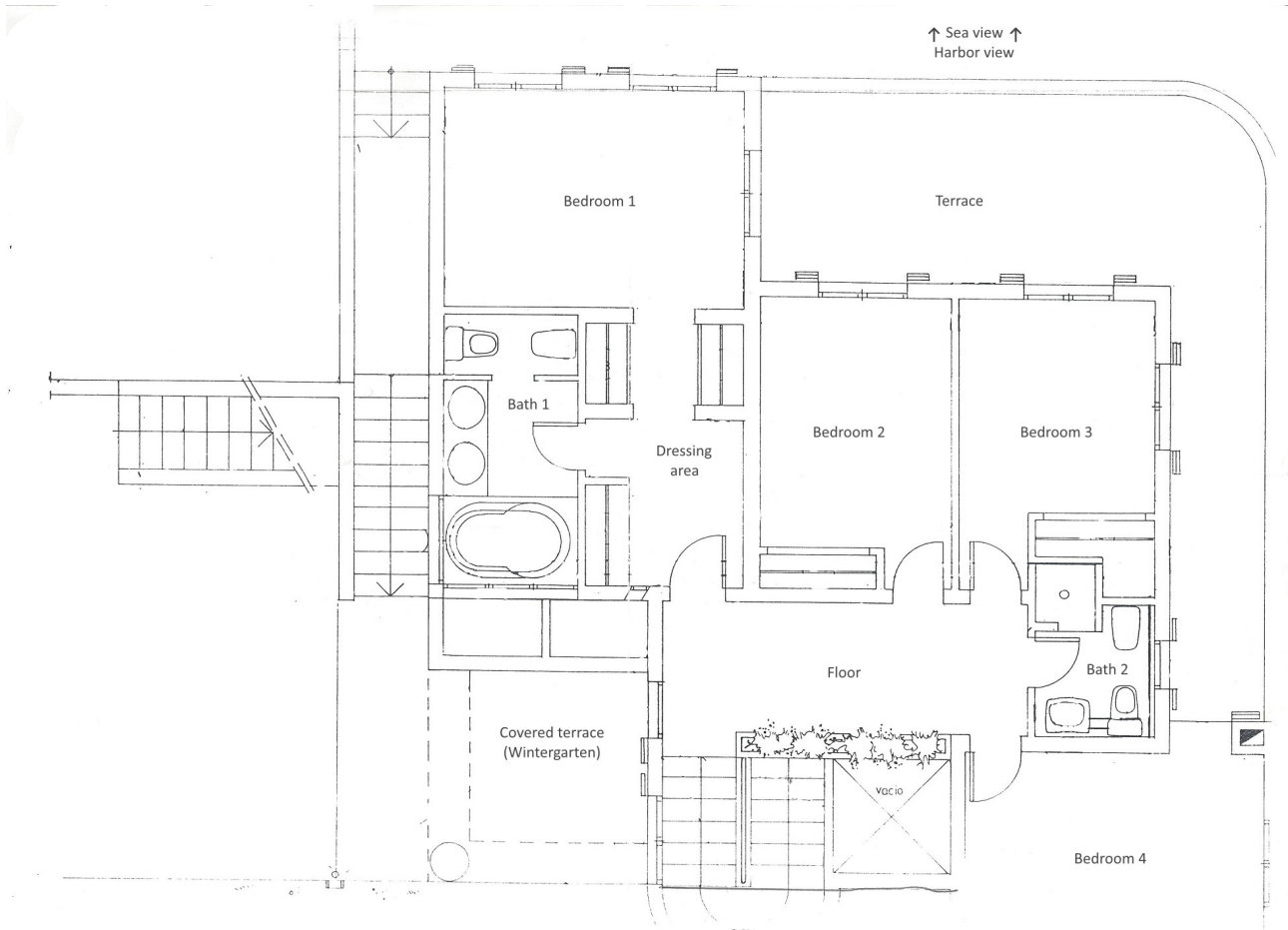
Location

## Floor Plan



Floorplan - Groundfloor





Floorplan - Upper floor

## Your contact person

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