



Property: D2521HM

Modern villa with private pool in luxury residence

Semi-detached, Port d'Andratx

3.850.000,00 €

Data overview

PropNo	D2521HM
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
Constructed area	approx. 396 sqm
Living area	approx. 250 sqm
constructed area	approx. 396 sqm
Number of bedrooms	3
Number of bathrooms	3
Number of rooms	4
Number of sep. toilets	1
Balcony/terrace area	approx. 61 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
Elevator	No lift
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
Security Service	24h Security Service
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
private garden	Yes
Parking spaces	1 Private parking space 1 Underground parking space
Swimmingpool (private)	Yes
Year of construction	2019
Condition	Well maintained
Purchase price	3.850.000,00 €

Highlights

Modern villa (semi-detached house), built in 2019, fantastic 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 bathrooms and dressing area, guest WC, Real wood flooring in the sleeping areas, natural stone tiles in the living area, high-quality furniture included, built-in 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, recessed lounge area, good privacy, south-facing, 1 underground parking space, 1 uncovered parking space directly at the house, utility room, communal pool with sea views, modern gym, SPA area (heated indoor pool, whirlpool, dry sauna, steam sauna, additional gym), concierge service, office space for private use, security service and much more.

Description

The modern villa offers approx. 250 m² of living space (approx. 396 m² constructed area) on the first floor with a very spacious living / dining area with open kitchen and guest WC. From this living level there is access to the outdoor area with covered terrace (42 m²), private swimming pool (19 m²), lounge area (15 m²), further open terrace, private garden (approx. 66 m²) and fantastic sea 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.

The house has 1 underground parking space in one of the neighboring buildings and 1 uncovered parking space directly at the house.

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, office space for private use and a bar area with a beautiful outdoor terrace.

Energy certificate: B

The following additional purchase costs are not included in the price:

Land transfer tax, costs for notary and land registry, costs for gestoría/tax office/lawyer

All details are based on information provided by the owner. No liability is assumed for the accuracy, completeness and up-to-dateness of the data. Subject to changes, prior sale and errors excepted.

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

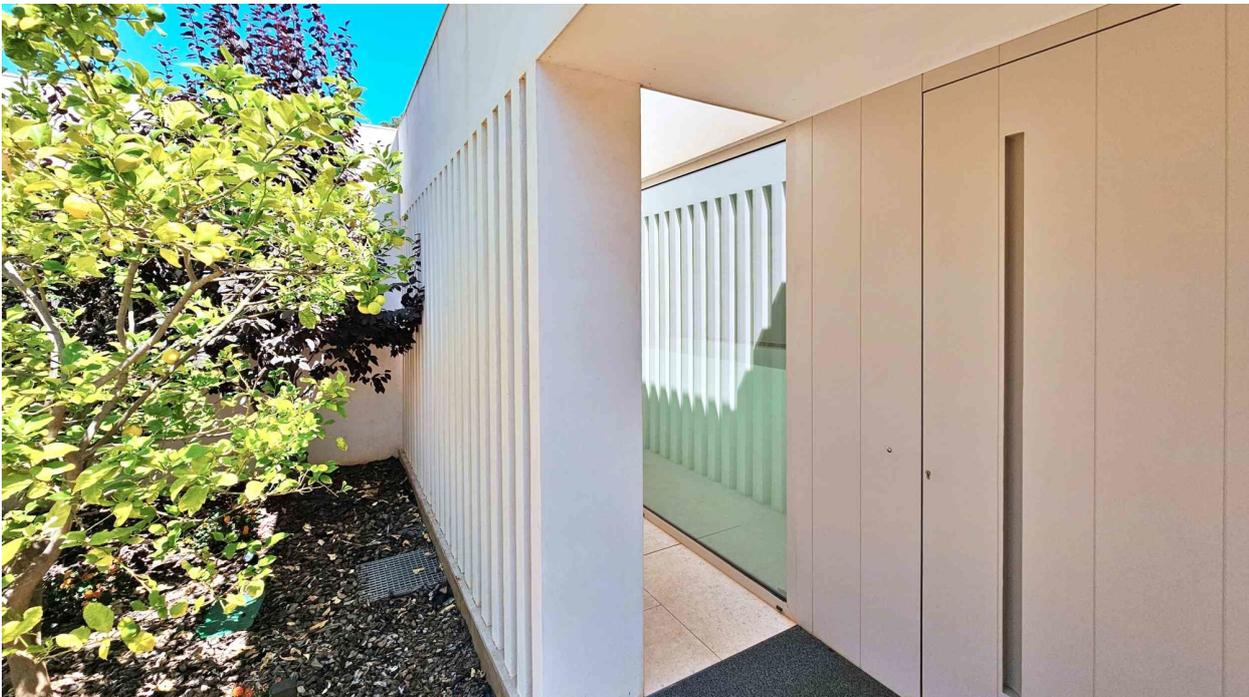
This villa in Port Andratx is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

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



Villa with private Swimmingpool



Entrance



Living / Dining room



Living room with sea view



Sea view



Living room



Dining area



Dining area



Kitchen



Kitchen



Guest toilet



Living room



Living room



Sea view (Living room)



Lounge terrace



Covered terrace



Covered terrace



Swimmingpool (private)



Swimmingpool (private)



Sea view



Bedroom 1 (Master)



Bathroom 1 (Master)



Bedroom 2



Bedroom 3



Sea view (Bedroom 3)



Sea view (Upper level)



Lounge and Swimmingpool



Utility room



Garden



Sea view



Sea view



Swimmingpool (Community)



Swimmingpool (Community)



Gym (Community)



Swimmingpool (Community)

Floor Plan



Floorplan Groundfloor



Floorplan Upper floor

Your contact person

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