



Property: C502SR

## Luxurious villa with breathtaking sea views

Villa, Port d'Andratx

9.950.000,00 €

## Data overview

PropNo	C502SR
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. 573 sqm
Living area	approx. 382 sqm
constructed area	approx. 573 sqm
Number of bedrooms	3
Number of bathrooms	3
Number of rooms	4
Plot size	approx. 1.823 sqm
Number of sep. toilets	2
Waste water connection	Yes
Number of buildings	1
Number of floors	3
Elevator	Lift
Type of parking space	Underground parking
Swimmingpool	Yes
Gym / Fitnessbereich	Yes
Trockensauna	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
Floor	Stone, Parquet
Window	Double glazing, aluminium
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southwest, West
Roof terrace	Yes
private garden	Yes
Parking spaces	2 Underground parking spaces
Swimmingpool (private)	Yes
Sauna (private)	Yes
Year of construction	2012
Condition	Well maintained
Purchase price	9.950.000,00 €

## Highlights

Modern luxury villa, spectacular sea views, modern architecture, Bulthaup fitted kitchen with built-in appliances, spacious living room, 3 bedrooms, 3 bathrooms, 2 guest toilets, fitted wardrobes, saltwater infinity pool, underfloor heating + air conditioning via efficient heat pump, hot water production via solar, spacious roof terrace with outdoor kitchen, underground parking for 2 cars, elevator (OTIS) across all floors, fully planted gardens, lighting in outdoor and garden areas, SPA and fitness area with sauna, KNX smart home control + high-speed internet, alarm and camera surveillance systems and much more...

Extension possibility for a guest house (excavation completed) for 2 additional bedrooms + 2 bathrooms

## Description

Villa with spectacular sea views and equally breathtaking sunsets.

First floor: spacious living/dining room with open kitchen, guest WC, open and covered terraces, swimming pool

Upper floor: master area with dressing room + separate office + large bedroom + en-suite bathroom, further bedroom with en-suite bathroom, access to the roof terrace with outdoor kitchen

Basement: double garage, spa and fitness area with sauna, guest WC, utility room, storage room, further room with en-suite bathroom

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

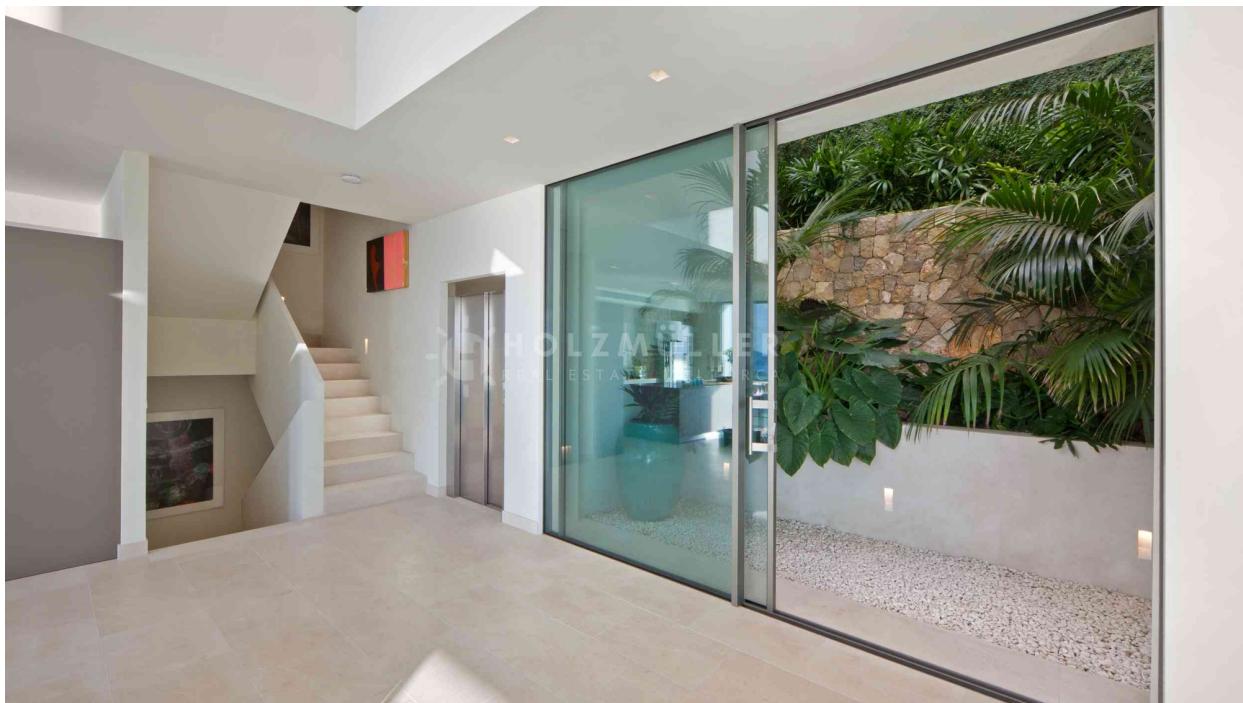
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The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

## Images



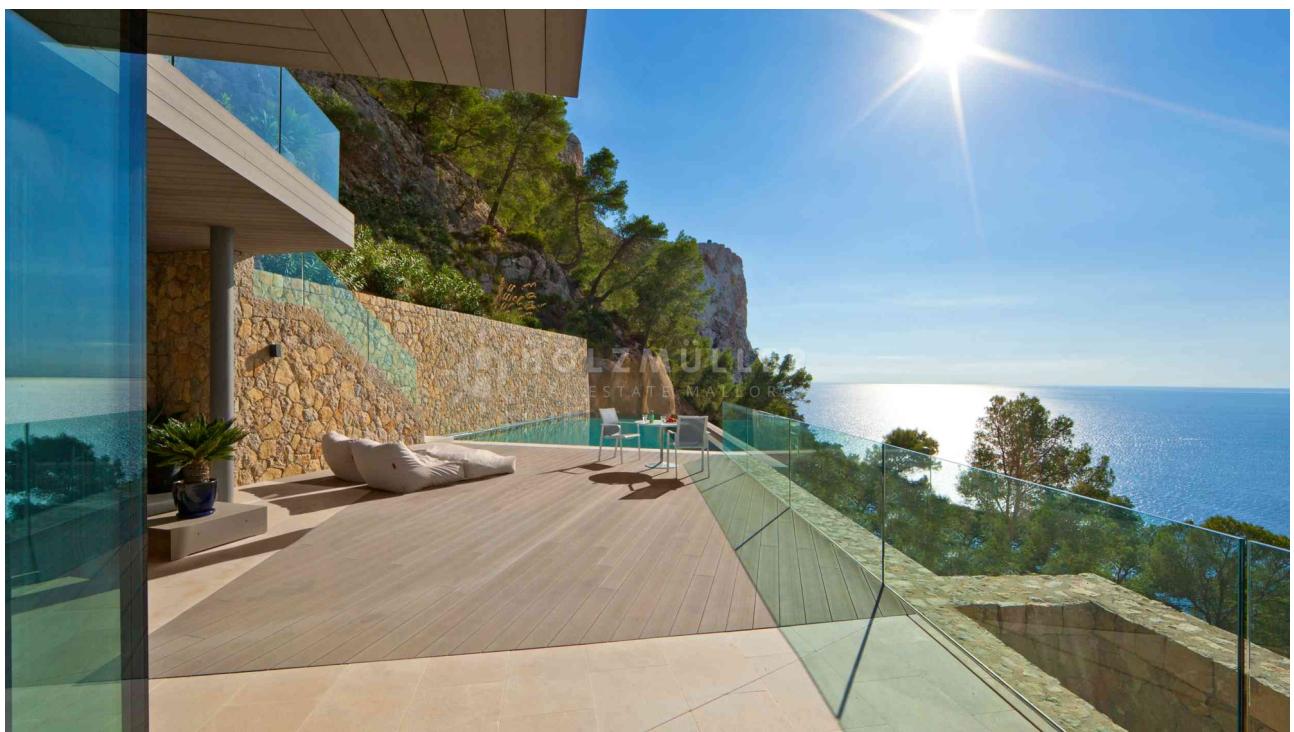
Dining area / kitchen



Patio



Living area



Terrace / Swimmingpool



Covered terrace



Floor



Bedroom 1 (Master)



Bathroom 1 (Master)



Office (Master)



Dressing area (Master)



Bedroom 2



Bathroom 2



Roof terrace



Outdoor kitchen



Sea view



Sunset



Sunset



Sunset

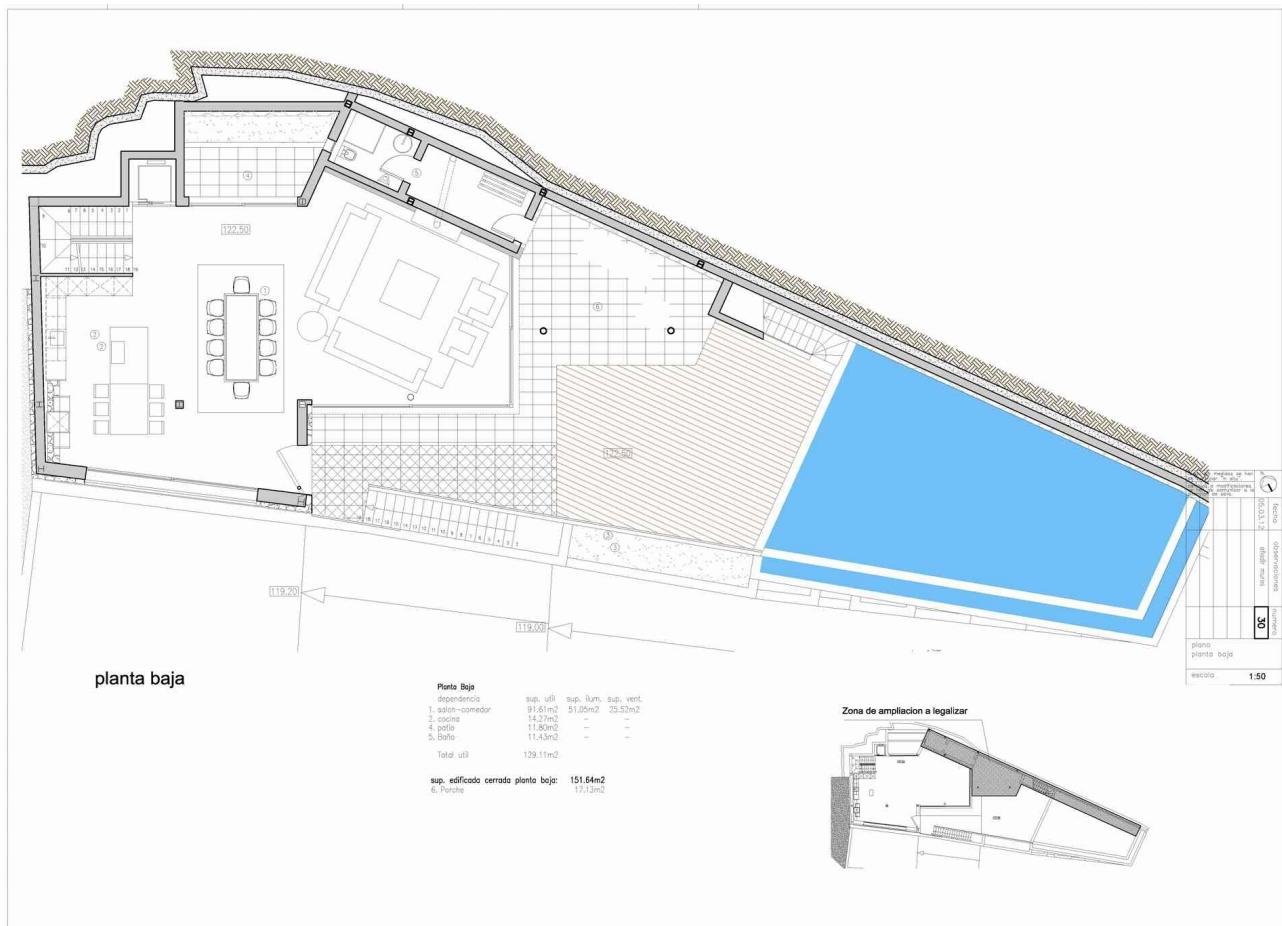


Sunset

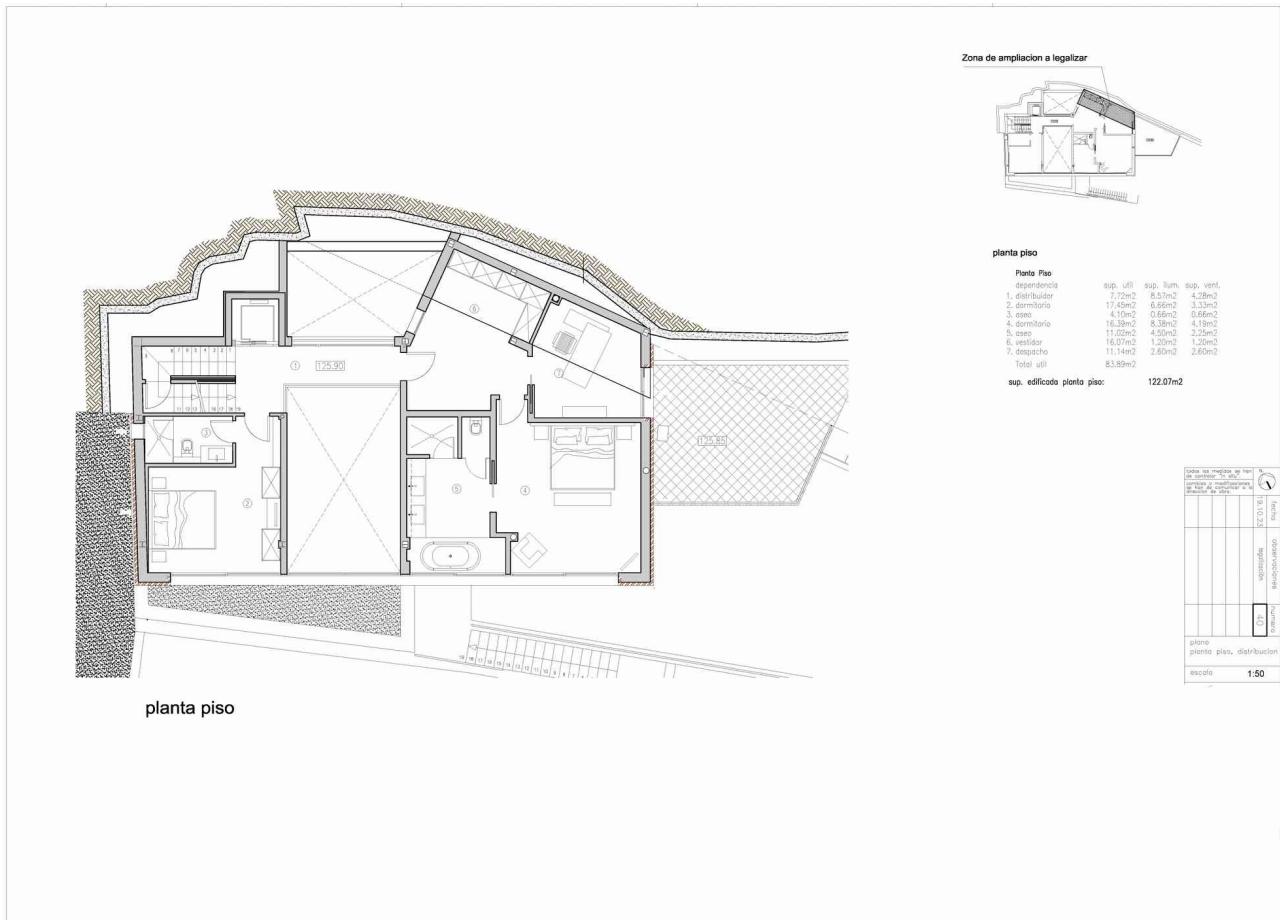


Sunset

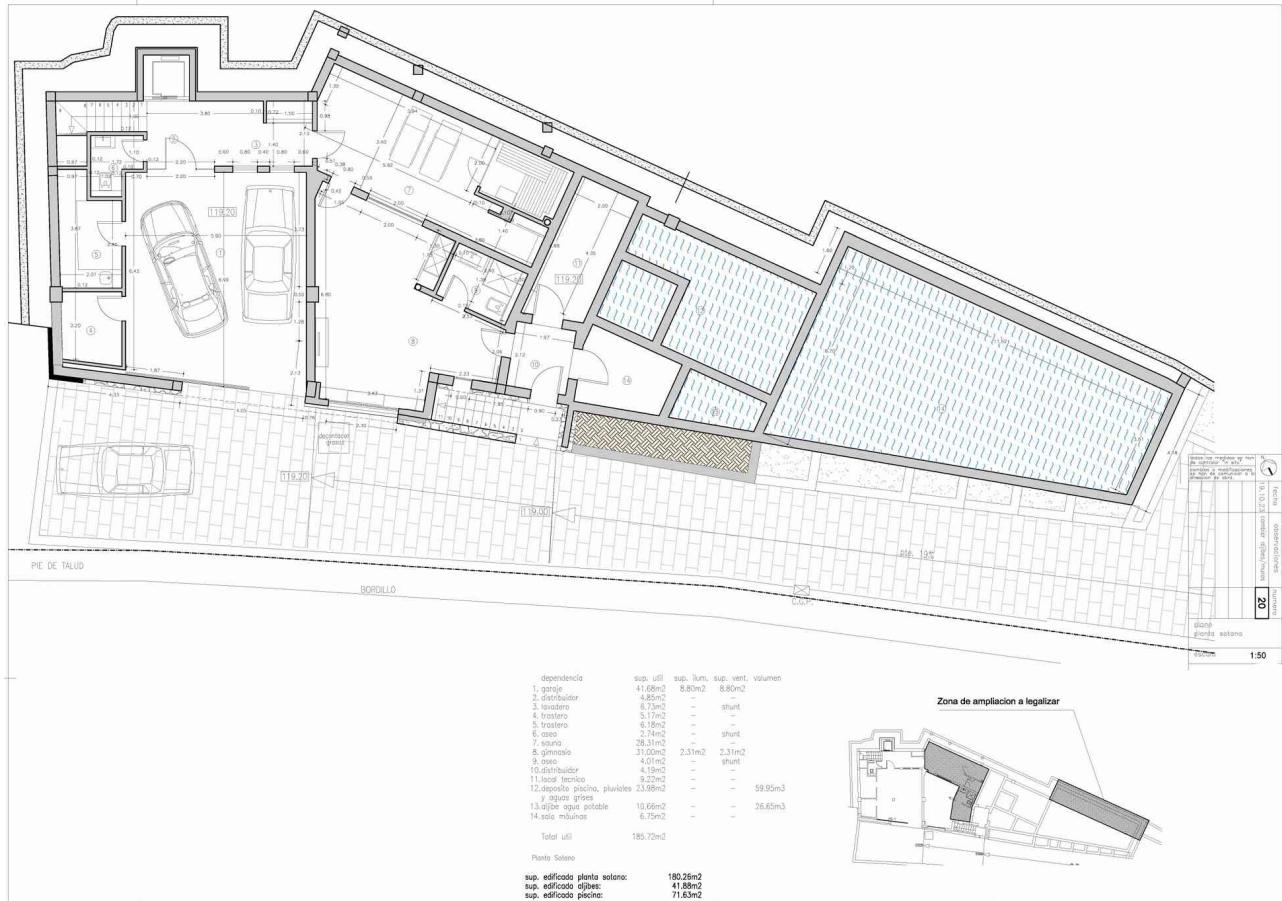
## Floor Plan



Floorplan Groundfloor



Floorplan Upper floor



Floorplan Basement

## Your contact person

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