



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  
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

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](mailto: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



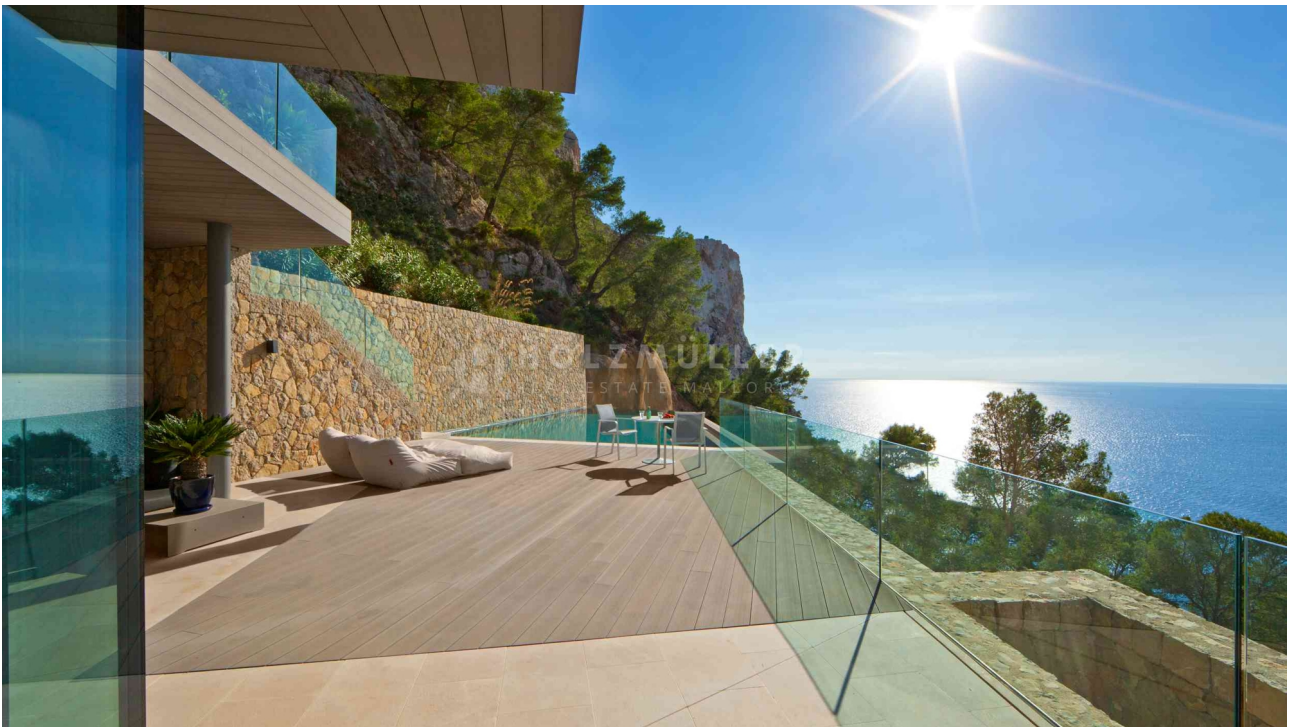
Dining area / kitchen



Patio



Living area



Terrace / Swimmingpool





Covered terrace



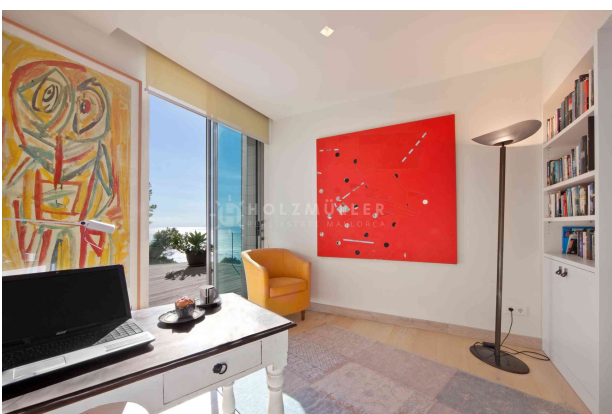
Floor



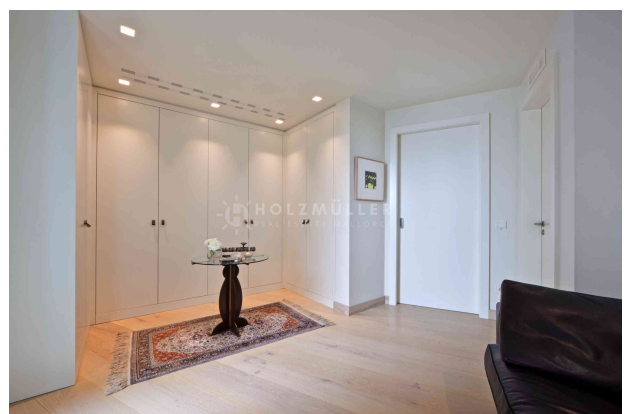
Bedroom 1 (Master)



Bathroom 1 (Master)



Office (Master)



Dressing area (Master)



Bedroom 2



Bathroom 2



Roof terrace



Outdoor kitchen

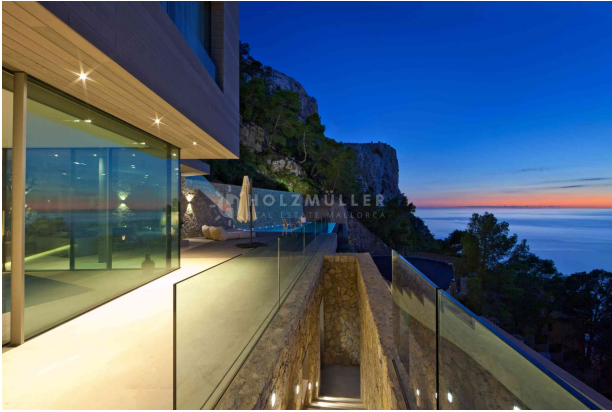


Sea view



Sunset





Sunset



Sunset

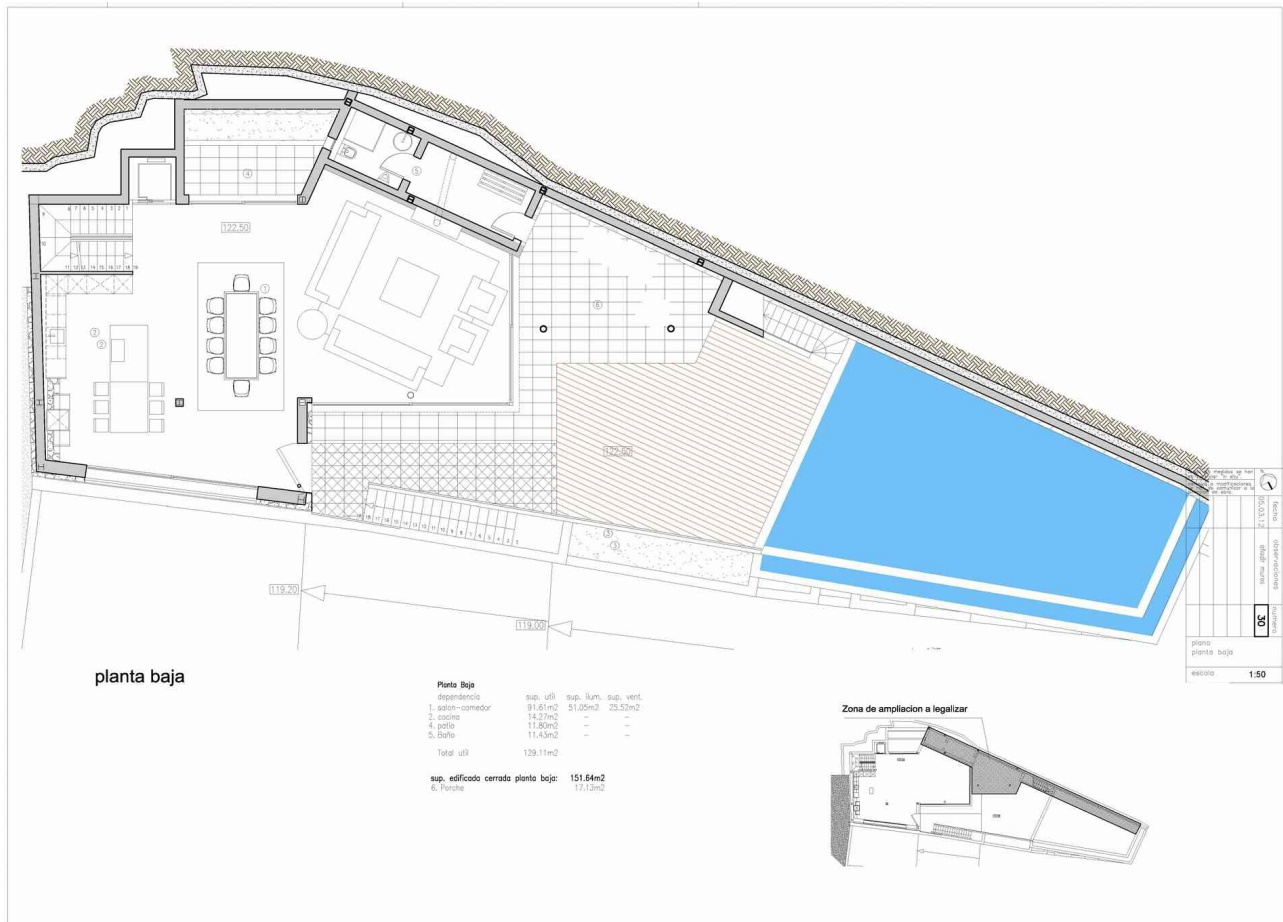


Sunset



Sunset

## Floor Plan

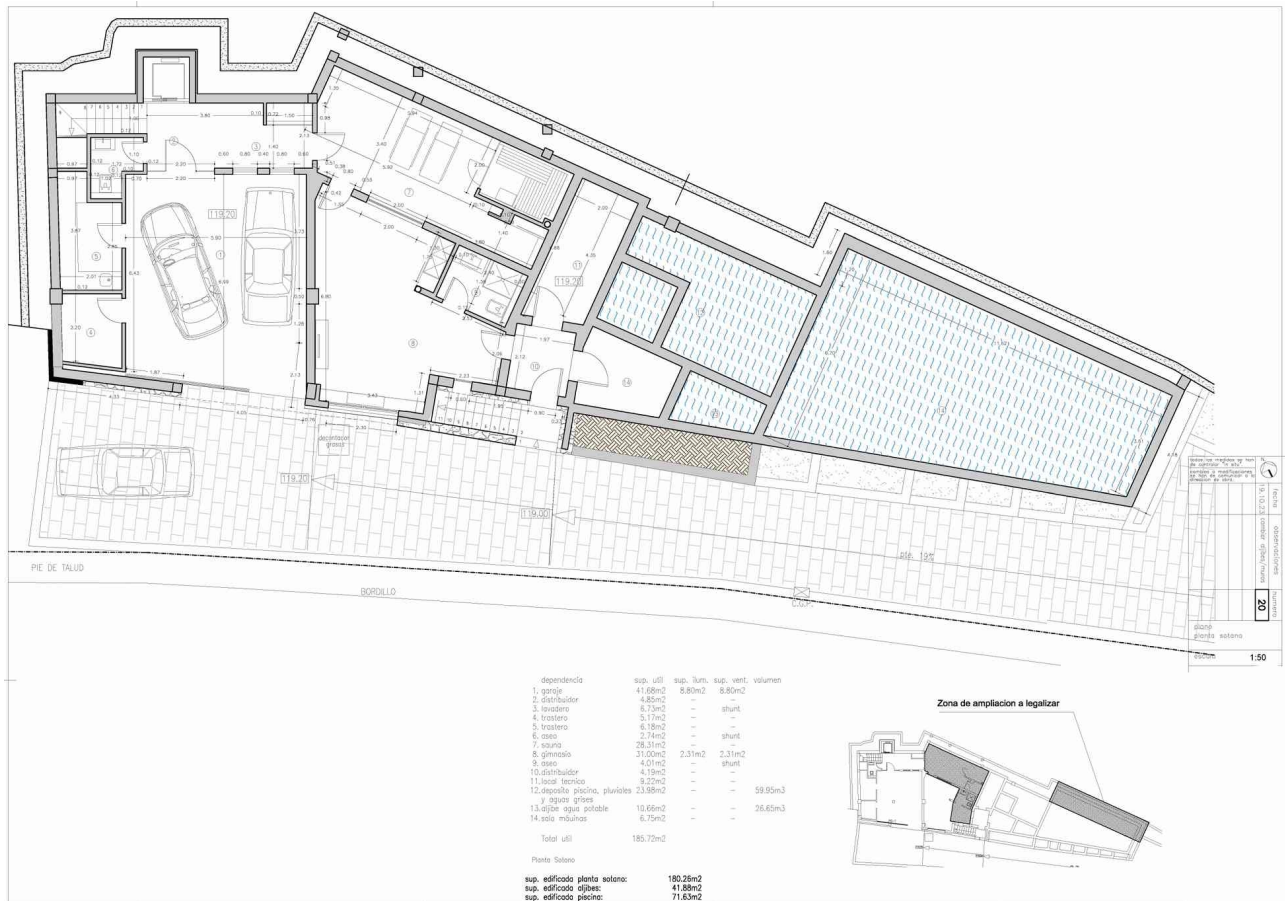


Floorplan Groundfloor





Floorplan Upper floor



Floorplan Basement

## Your contact person

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