



Property: C394SR

Fantastic villa in walking distance to the harbor with rental license (ETV)

Villa, Port d'Andratx

4.650.000,00 €

Data overview

PropNo	C394SR
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. 220 sqm
Living area	approx. 154 sqm
constructed area	approx. 220 sqm
Number of bedrooms	3
Number of bathrooms	2
Number of rooms	4
Plot size	approx. 1.066 sqm
Number of sep. toilets	1
Waste water connection	Yes
Construction style	Massive
Number of floors	2
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (single)
Combustion	Wind / Water heat pump, Electric
Window	Double glazing, aluminium
Cable Sat TV	Yes
Terrace	Yes
private garden	Yes

Parking spaces	1 Private parking space
Swimmingpool (private)	Yes
Vermietungslizenz (touristisch)	Yes
Purchase price	4.650.000,00 €

Highlights

- Master bedroom with sea and harbor views
- Expansion potential for a 4th bedroom with en-suite bathroom
- Single garage possible
- Modern and timelessly renovated interiors
- Quiet, central and private location
- Terrace with screens
- TV and infrared heating on the terrace
- Custom-made carpentry work from Austria
- Spacious living area with open-plan living concept
- Large gardens
- Automatic irrigation system
- Energy-efficient heat pump for underfloor heating
- Separate air conditioning units (hot/cold)
- Walking distance to all harbor amenities
- Large saltwater pool with views
- Separate jacuzzi area
- Own private well
- Permanent vacation rental license
- Fully connected to street water and sewer
- Alarm system
- Furnished

Description

This private and quiet finca is located in a traffic-calmed cul-de-sac and boasts magnificent views of the harbor of Port Andratx. The property presents itself as a modern interpretation of a finca with completely renovated rooms and an exceptionally spacious palm garden - a successful combination of contemporary living comfort and Mediterranean lifestyle.

The living area is approx. 154 m² and is complemented by a usable area totaling approx. 220 m². The property therefore offers ideal conditions for permanent use as a stylish main residence as well as a high-quality vacation home.

A special added value is the permanently valid vacation rental license, which can be taken over at no additional cost. This makes the finca ideal for a legally secure tourist rental and at the same time represents an attractive investment opportunity in one of the most sought-after locations in

the southwest of Mallorca.

The energy certificate: in progress

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

This modern villa is located in Port Andratx in a small side street with a footpath to the harbor. It is only a few hundred meters to the well-known harbour promenade with its numerous restaurants, small stores and cosy bars. 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

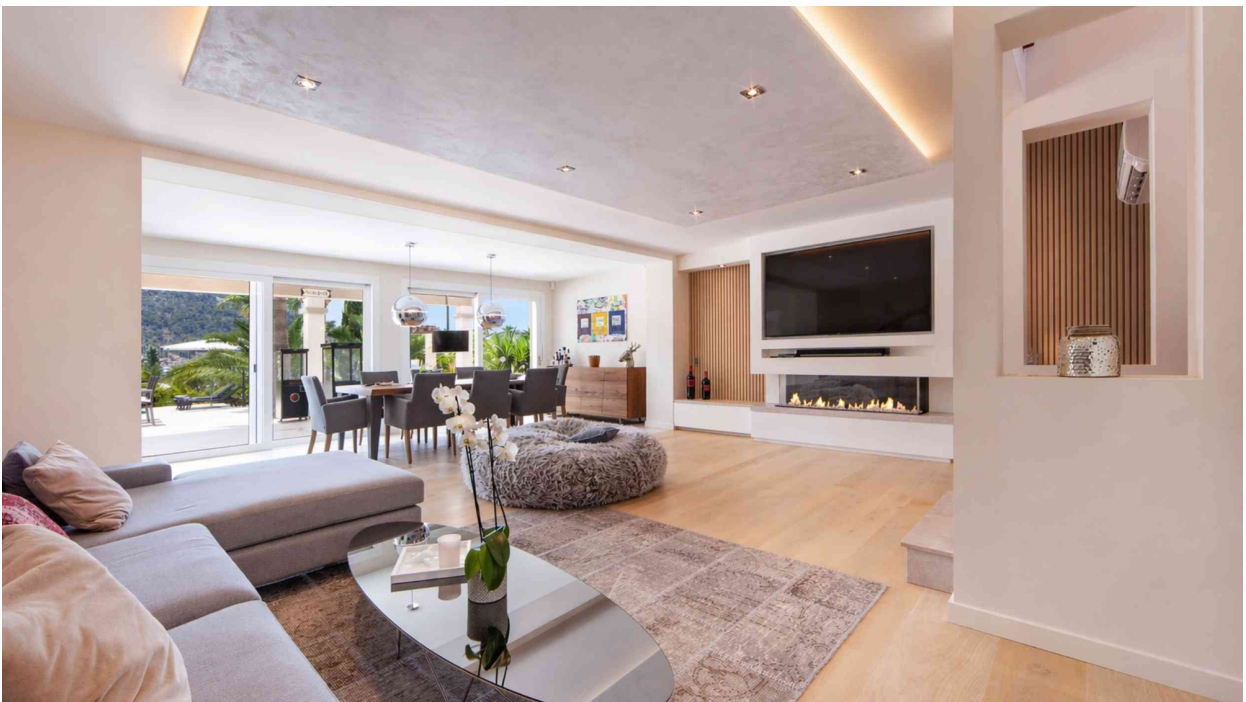
This villa in Port Andratx is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions they reach us under info@holzmueller-mallorca.com or by Whatsapp / telephone under 0034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



Terrasse



Wohnzimmer



Wohnzimmer



Essbereich



Küche



Küche



Terrasse



Terrasse



Schlafzimmer 1



Bad 1



Schlafzimmer 2



Schlafzimmer 2



Bad 2



Garten



Eingang

Your contact person

Mr. Marcel Holzmüller

HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)

Camí des Comellar 7

07157 Port d'Andratx

Mobile: 0034 603367779

E-Mail: info@holzmueller-mallorca.com

Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalea.com

Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.