

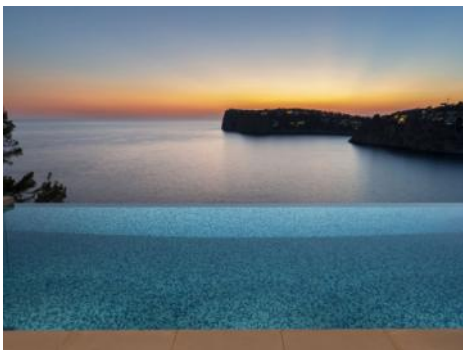
Puerto Andratx

Reference 118077



Luxurious, newly-built villa with breathtaking sea views in a prime location in Port Andratx

constructed area:	662 m ²	swimming pool:	✓
plot area:	1.135 m ²	energy certificate:	b
bedrooms:	5		
bathrooms:	6		
sea view:	✓	price:	€ 12,900,000.-



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Details:

This newly-built, highest-quality villa is situated in a prime location in Cala Llamp, Port Andratx. The light-flooded, luxurious property offers breathtaking sea views and stand on a plot of 1,135 sqm.

The L-shaped villa is built into the cliffs, and has natural-stone entrance facades. It has a constructed area of 662 sqm, and a living space of 478 sqm spread over 4 levels.

A spacious living/dining area has access to a large outdoor terrace with an infinity pool, a sun terrace, a BBQ area with outdoor kitchen and a chill-out lounge, with the bedrooms located on the upper floor. The clever design of the house assures impressive views of the sea from all rooms.

Further features include underfloor heating, hot/cold air conditioning, a Birgit Müller kitchen, "caliza crema niza" stone floors, an infinity pool of approx. 9 x 3.70m, aluminum double-glazed windows shaded by zip screens in the bedrooms and on the living level, dormer windows, a lift, intelligent home automation, Sonos living area + terrace, alarm system, gas fireplace, fitness area, a separate apartment, a TV room, a patio, and large 2-car garage.

Truly a wonderful investment opportunity on the sunny island of Mallorca.

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Location & surrounding area:

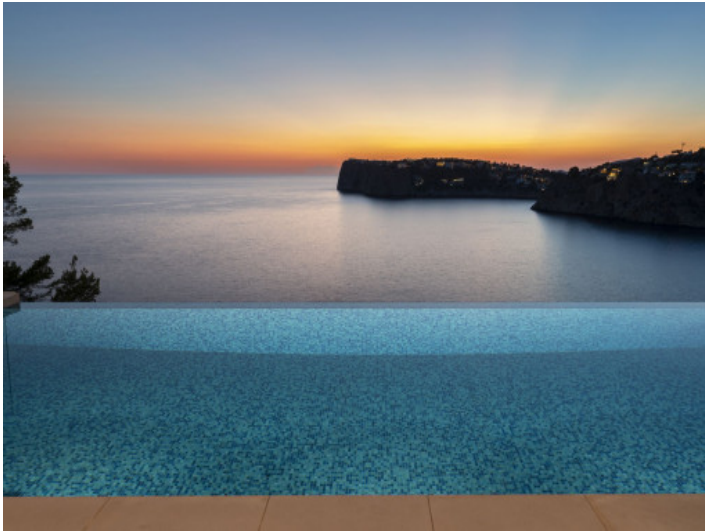
Port d'Andratx is one of the best-known natural harbours in Mallorca, once a modest fishing village which, over the years, has become one of the most popular and exclusive areas on the island with its exceptional villas, luxury hotels and nautical activities and numerous high-quality gourmet restaurants serving every kind of international delicacy.

Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, reflected in the fish market which takes place after the arrival of the fishing boats at the pier.

There are also monuments in the harbour of great historic and architectural interest, such as Sant Carlos on the pier, or the defensive towers.

The unforgettable sunsets and the unique flair which make the area so unique can best be celebrated at the end of the day accompanied by an enjoyable glass of wine at the side of the harbour.

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Breathtaking infinity pool



Stunning pool area



Open living area



Luxurious sea view living area



Elegant interior design



Modern dining area

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Stylish open kitchen



High quality kitchen



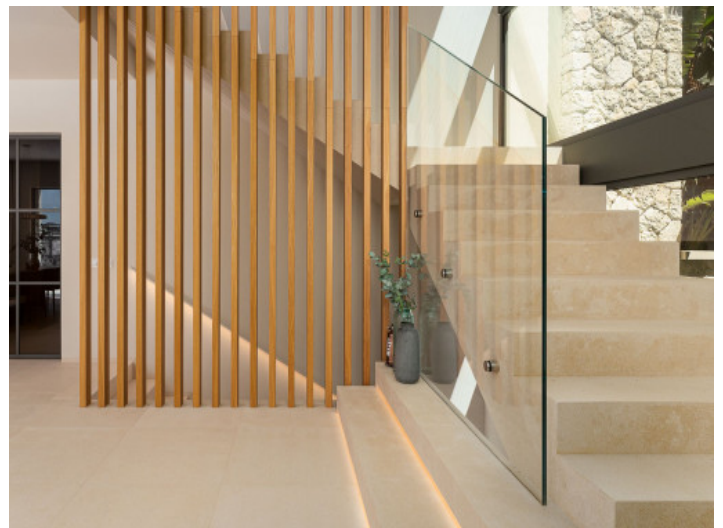
Luxury sea view bedroom



Bedroom and dressing area



One of 5 bedrooms



Access to the upper floor

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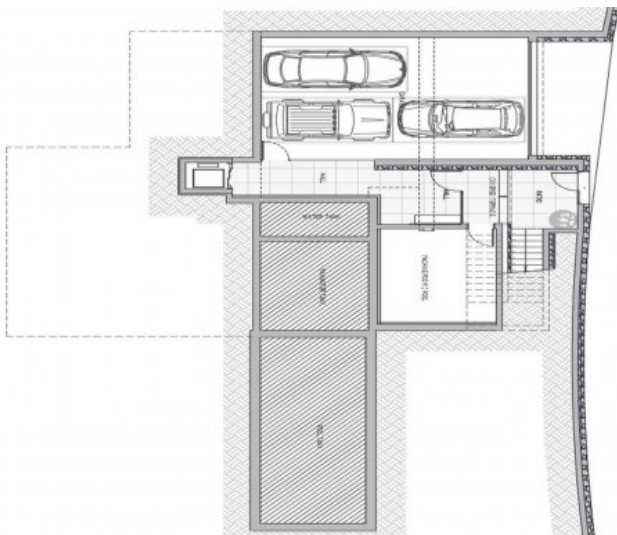
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Lovely patio



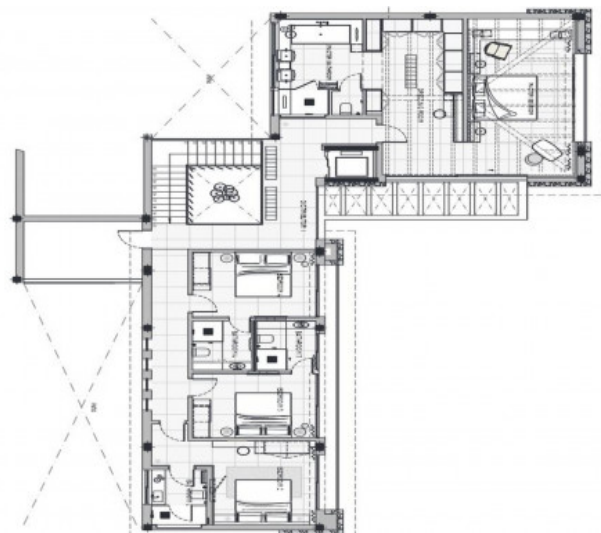
Pool terrace and sea views



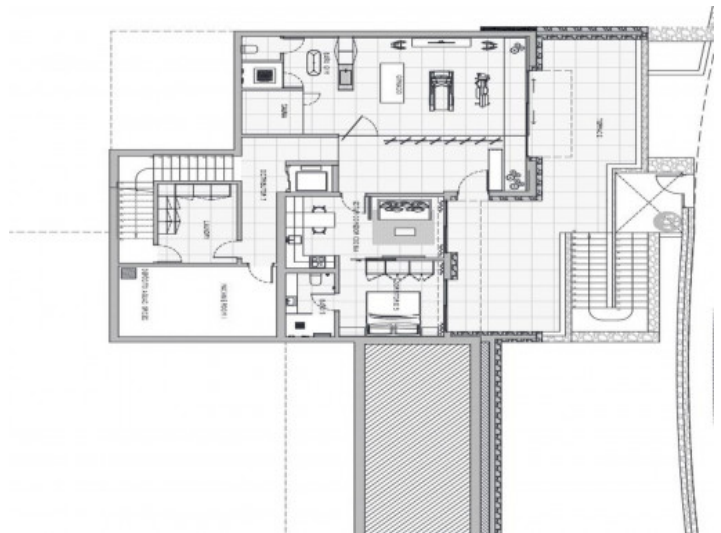
Floorplan



Floorplan



Floorplan



Floorplan

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Escala de la calificación energética	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B	32.41	8.50
C		
D		
E		
F		
G menos eficiente		

Energy certificate