



## Andratx - Villa



 5	 5	 521	 1200			<b>14 900 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## EXCEPTIONAL PROPERTY IN PORT ANDRATX

This exceptional property offers breathtaking views over the natural harbour of Port Andratx. You will experience a level of privacy that is unparalleled in this area. The lush vegetation ensures that the property is not visible from all sides.

The property is located in an absolutely south-facing position on a plot of about 1.200 m<sup>2</sup>, which ensures that you enjoy maximum sunshine, even during the winter months. It is not possible to enjoy more sun even throughout the winter.

Altogether the villa offers 5 bedrooms, 3 in the main house, each with their own en-suite bathroom, and 2 in the front guest wing with terraces of their own.

A spacious entrance courtyard leads to the main house, which impresses with a total living area of about 521 m<sup>2</sup> plus about 206 m<sup>2</sup> of terraces. Thanks to a luxurious lift you can comfortably access all floors from the garage.

When you enter the ground floor, the first surprise awaits you with the feeling of infinite openness. A



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



continuous surface at ground level connects the interior with the exterior thanks to the sliding window elements.

From the Poliform designer kitchen, as well as from the elegant living room with fireplace and the refined dining room, you can enjoy a spectacular view towards the harbor of Port Andratx, from sunrise to sunset.

The generously designed terrace with electrically opening slatted awning offers you an air-conditioned sitting area with natural stone floors as well as a barbecue area.

The about 13 metre heated infinity pool is a wonderful place to relax or swim while gazing out over the harbour of Port Andratx.

On the upper floor is the 60 m<sup>2</sup> master bedroom. A spacious open dressing room with high quality Poliform wardrobes which provide access to the bedroom from two sides.

Additional features:

If you are a wine aficionado you will be delighted with the refrigerated wine cellar with natural stone wall and bottle spaces.

The exclusive spa area with sauna and hydro-massage shower as well as the high-end gym with Technogym equipment and yoga area invite you to relax or tone your muscles.

The property is state-of-the-art in all areas and is largely self-sufficient thanks to its own solar system.

Port Andratx, in the southwest of Mallorca, is one of the most sought-after locations on the island and has always fascinated people from all over the world, who wish to live and experience authentic quality at the highest level. It is about 25 minutes from Palma.



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## Property Features

- Washing machine
- Air conditioning
- Under floor heating
- Pool
- Golf: 5 min.
- Landscaped gardens
- Garage
- Wine cellar
- Storage / utility room
- Video entry system
- Lift
- Automatic irrigation
- Gym
- Parking place type: Interior
- Solar heating
- Uninterrupted views
- Mains water
- Dishwashing machine
- Fitted wardrobes
- Fireplace
- Proximity: Mountain, Beach, Golf course, Shopping, Pharmacy, Public Transport, Public Swimming Pools, Restaurants
- Garden
- Terrace
- Built year: 2023
- Basement
- Views: Sea views, Mountain views, Marina view, City view, Village view, Urbanization view
- Security alarm
- Double glazing
- Main drainage
- Central music system
- Parking space
- Domotics
- Solar orientation: South
- Water: Main grid



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