



380 m<sup>2</sup> Puerto de Andratx, Mallorca, Spain 3 500 000 EUR / 84 840 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**

ASSISTANT

info@luxent.cz

+420 731 300 400

Order number	<b>N7033</b>	Price	<b>3 500 000 EUR / 84 840 000 CZK</b>
Address	<b>Puerto de Andratx, Mallorca, Spain</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>380 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>650 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

Located on the quiet coastline of Puerto de Andratx in the south-west of Spanish Mallorca, this villa is a true architectural gem. With a living area of 380 m<sup>2</sup> and a plot area of 650 m<sup>2</sup>, the villa offers spacious living areas and a total of four bedrooms and three bathrooms. Its unique location in a tranquil setting on three levels ensures the perfect combination of luxury and privacy.

Inside the villa you will be welcomed by light-filled spaces with timeless elegance. Large windows provide breathtaking views of the picturesque Mallor landscape and provide plenty of natural light. The spacious living areas are designed to flow seamlessly together, creating a feeling of openness and freedom. The gourmet kitchen is equipped with top-of-the-line Miele appliances, including a Ceran cooktop, Teppanyaki grill, oven and steam pot. In addition, underfloor heating ensures comfort and warmth all year round.

The exterior of the villa offers everything for full Mediterranean living. You'll find retractable awnings, a spacious saltwater pool, an outdoor shower, and a stainless steel Weber grill with sink and storage. The beautifully landscaped garden with automatic irrigation system perfectly complements the luxurious character of the property. For the security of the villa, a modern security system is installed. The property also includes a spacious garage for two to three vehicles and an elevator providing seamless access to all three floors.

The coastline of Puerto de Andratx is the ideal location for those looking for the perfect Mediterranean retreat. Its location in ensures easy access to Palma de Mallorca International Airport, which is approximately 40 minutes away by car. Larger towns such as Palma and Andratx are also nearby, offering a wide range of cultural and social activities. This exceptional location provides quiet and luxurious living with all modern amenities and beautiful nature at your fingertips.

For more information or to arrange a viewing please do not hesitate to contact the agent.