



**Sale of an exceptional villa in a prestigious location of 521 m<sup>2</sup>, on a plot of 1 200 m<sup>2</sup>, Port d'Andratx - Mallorca**



521 m<sup>2</sup> Port d'Andratx, Spain on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7094</b>	Price	<b>on request</b>
Address	<b>Port d'Andratx, Spain</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>521 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 200 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for sale an exclusive villa in one of the most prestigious locations in Mallorca, Port d'Andratx. This exceptional property of 521 m<sup>2</sup> on a plot of 1,200 m<sup>2</sup> provides the ultimate in comfort and unrestricted luxury. The villa is south-facing, ensuring all-day sunshine, and offers views of the port of Puerto de Andratx, one of the most beautiful natural harbours on the island.

The villa has five spacious bedrooms, three of which are located in the main house and two in a separate guest wing, each with its own bathroom and terrace. The spacious living area with fireplace flows seamlessly into the terrace with heated natural stone seating and outdoor kitchen, ideal for barbecues and social events. From the designer Poliform kitchen and elegant dining room, enjoy views of the harbour from sunrise to sunset.

On the upper floor, you will find the 60 sqm master bedroom, with a spacious walk-in closet and a luxurious bathroom with a freestanding bathtub, rain shower and private terrace. The entire house is equipped with high quality materials, including oak parquet floors in the bedrooms, underfloor heating in all living rooms and branded appliances.

The villa also includes a saline infinity pool of almost 13 meters, a spa area with fitness studio and yoga area. There is also a wine cellar, a solar system and an almost self-sufficient energy solution. For convenience and security, the villa offers an elevator, an alarm system controlled via a mobile app and insulated glazing.

Port d'Andratx, located in the south-west of Mallorca, is one of the most sought-after places on the island. This charming port town offers not only stunning natural scenery, but also a high level of privacy provided by the lush vegetation around the villa. Thanks to its exceptional location, you can enjoy the sunshine even during the winter months and enjoy breakfast in the morning sun even in December.

For more information or to arrange a tour of this exceptional villa, please do not hesitate to contact us.