

Reference number 12023



Andratx - LUXURY VILLA WITH SEA VIEWS IN PORT ANDRATX

Ground area	937 m ²	Living area	342 m ²
Bedrooms	4	Bathrooms	3
Terrace area	--	Energy class	E
Garden	250 m ²		
Price:	4.950.000 EUR		
Location/features	seaview, panoramic views		
Parking	garage for two vehicles		
Distribution	cloakroom		
Inside fittings	oil-fired central heating, air-conditioning h/c, fireplace, Home cinema, furnished, fitted kitchen, furnished kitchen		
Services	alarm system		
Outside fittings	salt water pool, garden, BBQ, exterior lighting, sauna, irrigation system		

Property description

the right balance is here ...

a highlight in the bay of cala llamp - puerto Andratx.

a detail obsessed truly unique piece, where the selection and design of the materials is thoughtfully crafted

on two-levels of living areas, an incomparable ambience awaits. in an unusual, country-typical and optimistic light-flooded architecture.

the excitingly striking design of the building offers plenty of sunlight in every area. withholding one of the most exquisite skyline views over the bay of cala llamp.

the architecture and charming sensual tranquility, help to unfold in a special design language.

allow yourself to be inspired by the stylish ambience. unlimited views + possibilities.

noble materials, bespoke built-in furniture, a unique boffi fitted kitchen and a multitude of designer furniture. Create an incomparable atmosphere.

four modern, bright and relaxed bedrooms. withholding three bathrooms, provide a delightful unique feeling of living. the layout, generous living area, guest area, winning office with cinema.

moreover, retaining an already approved expansion reserve, for a Spa or Guest apartment. granting the body + mind, to come to rest magically in every area.

separate terraces guarantee privacy.

a specialized safety system, elaborate glazing with special soundproofing, offer the highest possible level of security at all times. various small details, natural stone and special

micro-cement floors, modern interior doors, a "soft-light concept" and a elevator set standards. the property also captures a double garage, a utility room with two washing machines and

dryers.

"find your balance" with unforgettable views of its own identity and carefully selected designs.

4 bedrooms

3 baths

separate guests wc

underfloor heating with wolf oil burner

air conditioning hot/cold "multi silence" from Mitsubishi

bayerwald window with sound insulation and burglary-resistant glass schlotterer blinds shading system

3 rüegg fireplaces with bbq function

boffi-fitted kitchen with gaggenau e-appliances

pandomo microcement floors

alarm system with external skin protection

hoesch whirlpool inside / hotspring jacuzzi outside

pool with idegis saltwater system

sauna in the outdoor area

office with cinema and special sound system

sonance / sonos sound system of the object

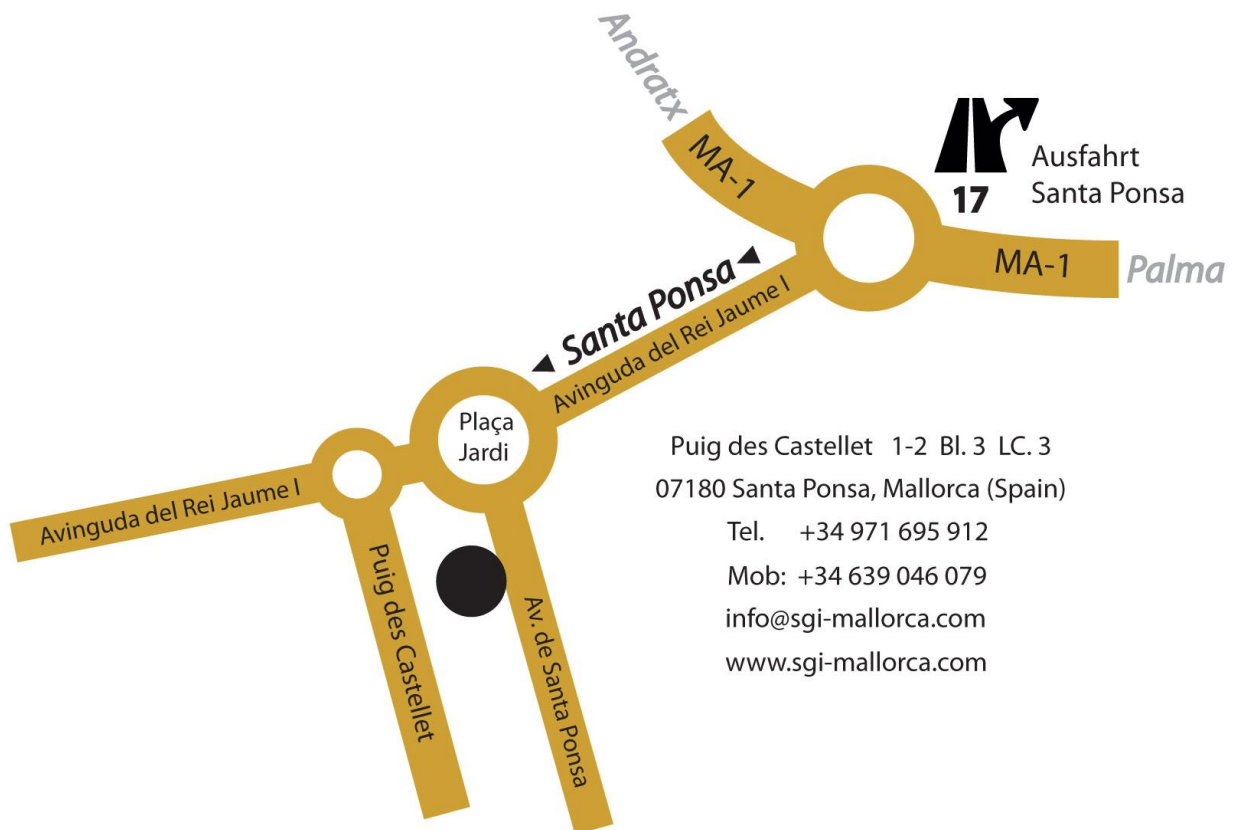
double garage / lift

water treatment with softener and osmosis system

expansion reserve, with already granted approval for apartment / spa completely furnished.



SGI MALLORCA
REAL ESTATE



Information about the property is supplied by the owner and SGI-Mallorca cannot be held responsible for any misinterpretation. Toda la información esta facilitada por el propietario sin que SGI-Mallorca se responsabilice por cualquier mala interpretación. Alle Informationen über die Immobilie werden vom Eigentümer geliefert und SGI-Mallorca ist nicht verantwortlich für Fehlinterpretationen. Toutes les informations de la propriété sont fournies par le propriétaire et SGI-Mallorca ne peut être tenue responsable de toute erreur d'interprétation.

SGI Mallorca S.L.U. - Hermann Köppler - Puig des Castellet 1-2, Bl. 3, Lc 3 - 07180 Santa Ponsa, Mallorca
Phone: (0034) 971 695 912 - 971 698 483 - Fax: (0034) 971 940 182
Mobile: (0034) 639 046 079 DE
www.sgi-mallorca.com - info@sgi-mallorca.com