



Ref: MP-1708

## ELEGANT MEDITERRANEAN STYLE VILLA IN PUERTO DE

ANDRATX

Living Area 380 m<sup>2</sup>

Plot 645 m<sup>2</sup>

Bedrooms 3 Bathrooms 3

3.550.000 €

## PORT D'ANDRATX

This elegant villa, showcasing typical Mediterranean style, is located within walking distance of the Port of Andratx. Built in 2011 and fully renovated in 2017, the property features a plot size of 645 m<sup>2</sup> with a generous total usable space of 380 m<sup>2</sup> and 230 m2 of living space, spread over three floors. The luxurious accommodations include an openplan living and dining area that leads to a modern kitchen with an island and exclusive appliances. The villa offers 3 stylish double bedrooms each with its own en-suite bathroom. The master suite includes a luxurious walk-in closet. Additionally, a separate guest toilet ensures comfort and convenience.

For those seeking additional space, a legal extension of the basement allows for the creation of a guest apartment with an additional bathroom.

Luxury Features & Amenities:

Natural stone floors throughout, extending seamlessly from the interior to the exterior.

Air conditioning individually controlled in each room.

Underfloor heating via an oil heating system for year-round comfort.

Elevator providing access to all three levels. Security alarm system.

Large garage with space for 2-3 vehicles.

Connection to street water with a water softener system, ensuring quality and convenience.  $\Sigma$ 

Fully furnished.

Outside, there is a secluded garden with a lawn and lush greenery, a large saltwater swimming pool of 37 m<sup>2</sup>, an outdoor shower and a BBQ area.

Photos by LOVA DESIGN STUDIO

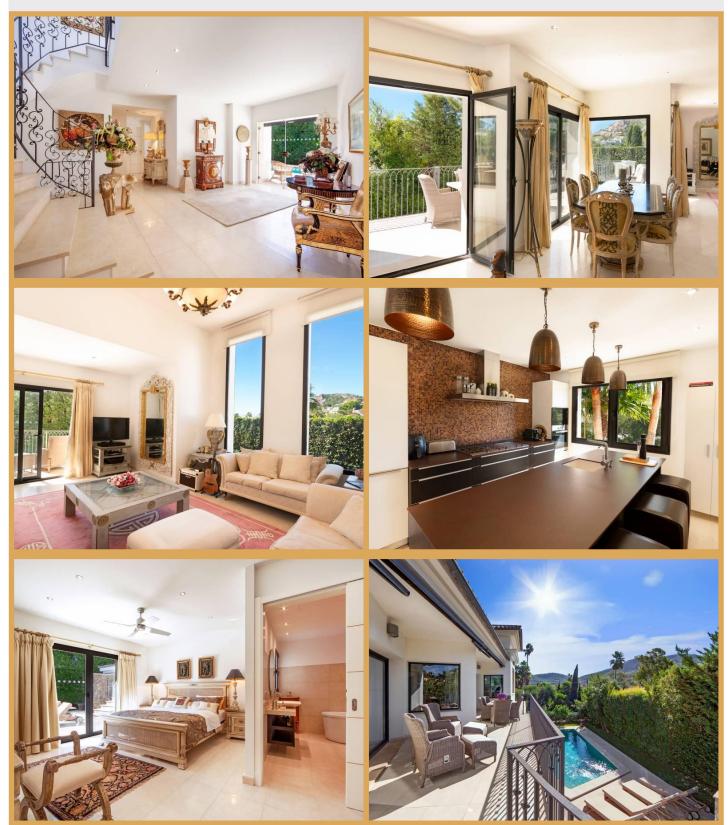


Ave. Bendinat 1, Local 2. 07181 Bendinat Mallorca info@mallorcaproperties.es

TEL. +34 971 676 515 MOV +34 605 554 966

www.mallorcaproperties.e





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