



Ref: MP-1671

## STUNNING VILLA WITH LUXURIOUS AND CONTEMPORARY INTERIOR DESIGN

Living Area 791 m<sup>2</sup>

Plot 1.380 m<sup>2</sup>

Bedrooms 4

Bathrooms 4

6.950.000 €

### PORT D'ANDRATX

Luxurious new villa in Puerto de Andratx, one of the most prestigious and sought-after areas on the island. The property was constructed in the year 2023 and offers extensive living areas, combining contemporary design with the latest in technology. The villa occupies an elevated plot of approx. 1.380 m<sup>2</sup> with an open-plan living space of approx. 791 m<sup>2</sup> distributed on 2 floors. The ground floor comprises a spacious living-dining room which is flooded with natural light and incorporates a state-of-the-art designer kitchen with cooking island and sleek cabinets. There are 4 luxurious bedrooms, all with elegant bathrooms en suite. In addition the property has a laundry/utility room and a separate guest toilet.

Outside, the property features garden areas and a beautiful sun terrace of approx. 141 m<sup>2</sup> with a saltwater infinity pool. It is possible to build a BBQ area. On top of the villa there is a fantastic roof terrace which offers views to the port and the surrounding hills. A glass lift connects all floors.

The villa has been built to an exceptionally high standard with great attention to detail and benefits from energy saving air conditioning and underfloor heating, natural stone floors, Poliform/Gaggenau kitchen, designer furniture by "Terraza Balear". Automatic sliding doors from the main living area provide seamless access to the pool and terrace. One of the many highlights of this property is its proximity to the beautiful harbour - Puerto de Andratx is just a 10 minute walk away.



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