



🏠 306 m<sup>2</sup> 📄 Port d'Andratx, Mallorca, Spain 🗳️ on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

info@luxent.cz  
+420 731 300 400

Order number	<b>N6834</b>	Price	<b>on request</b>
Address	<b>Port d'Andratx, Mallorca, Spain</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>306 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 508 m<sup>2</sup></b>
Built up area	<b>464 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>Yes</b>	Garage	<b>1</b>
Terrace	<b>Yes</b>	Swimming pool	<b>1 m<sup>2</sup></b>
Lift	<b>No</b>		

## About real estate

We offer for sale an exceptional villa standing right above the cliff in the first line of the sea on the Spanish island of Mallorca, close to the famous Port d'Andratx. This exclusive residence has been completely renovated in 2022.

The villa is two-storey and boasts elegantly designed generous spaces. The first floor features a modern kitchen equipped with top-of-the-range Neff appliances, which connects to the breakfast and dining area with panoramic windows offering spectacular views of the open sea. From the large terrace you can enjoy fascinating sunsets. There are four spacious bedrooms, each with its own bathroom. There is also a guest toilet. The bathrooms are decorated with Mallorcan stones. The property evokes a sense of cleanliness and refined taste, combining modern luxury with the charm of Mediterranean aesthetics. The building has air conditioning and underfloor heating. The villa also includes a gym.

Outdoors, you will be welcomed by an infinity pool equipped with a heat pump and a terrace with designer sun loungers created for relaxing in the sun. In another secluded area there is a hot tub and an outdoor lounge with a barbecue area. The villa has a garage for several cars.

The property can therefore be used both for permanent living and for recreation.

The area around Port d'Andratx is a highly sought after location due to its wide range of services, upmarket restaurants, bars and cafes. Nearby are two small beaches, a golf course and many shops. The surrounding beaches are quiet and secluded. For nature and adventure lovers, the countryside offers many hiking trails. The property is a 35-minute drive from the airport.