

## Beautiful villa with holiday licence and great views next to the sailing club in Puerto de Andratx.

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### Price

3.200.000 €

### Location

Andratx / Mallorca Southwest / Puerto de Andratx

## Description

The environment surrounding this charming villa in Puerto de Andratx has a unique diversity of landscapes in the southwest corner of the Sierra de Tramuntana, with beautiful mountains, valleys and rugged coastlines with small coves that form a quiet, traditional and cosmopolitan atmosphere, all just 20 minutes from Palma.

In this privileged enclave, a mixture of tradition and avant-garde and next to the prestigious Sailing Club of the port, where the main sports, nautical and social activities take place, is located this fantastic villa of Mediterranean and contemporary design, which also has a holiday licence, adding an extra value to the property.

Occupying a plot of 667 m<sup>2</sup> this splendid villa is an invitation to enjoy the free time, the sunlight and its exterior spaces of garden, terraces and large swimming pool. The house stands on a plot of 265 m<sup>2</sup> with interiors connected to each other and to the exterior. It is developed on two floors with all the comforts required for modern day living. On the entrance level is the spacious living room with fireplace, dining room and modern kitchen with large central island, all open to the large terrace that surrounds the house. On this floor there are also four of the villa's five bedrooms, two of them with en-suite bathrooms and the other two sharing a full bathroom. From the privacy of the bedrooms there is direct access to the swimming pool, garden and outdoor living areas.

On the upper level is the large master bedroom, with en suite bathroom, large wardrobe area and private terrace from which to view the sea and the harbour. On this floor there is also a living room. The villa is crowned by a solarium area on the roof, with lounge and outdoor kitchen, a private place with excellent sea views where you can enjoy pleasant moments of relaxation or evenings in the best company.

For greater comfort, the property offers us ample private parking area.

### CHARACTERISTICS:

#### -HOLIDAY LICENCE

-Air conditioning hot/cold by ducts, stoneware floors, aluminium/climalit, fireplace, built-in wardrobes.

-Open plan fitted kitchen.

-Terraces, garden, solarium, outdoor kitchen, parking, storage room.

### LOCATION:

-Clear views, harbour and sea views, close to shops, close to restaurants, next to sailing club, close to the harbour, 20 min. from Palma.

## Details

Double room 5  
Bathrooms 4  
Living space 265  
Area plot 667

## Extras

Air conditioning  
Alarm  
Fitted wardrobes  
Barbecue  
Fireplace  
Laundry room  
Private swimming pool  
Solarium  
Automatic irrigation system

Photos



