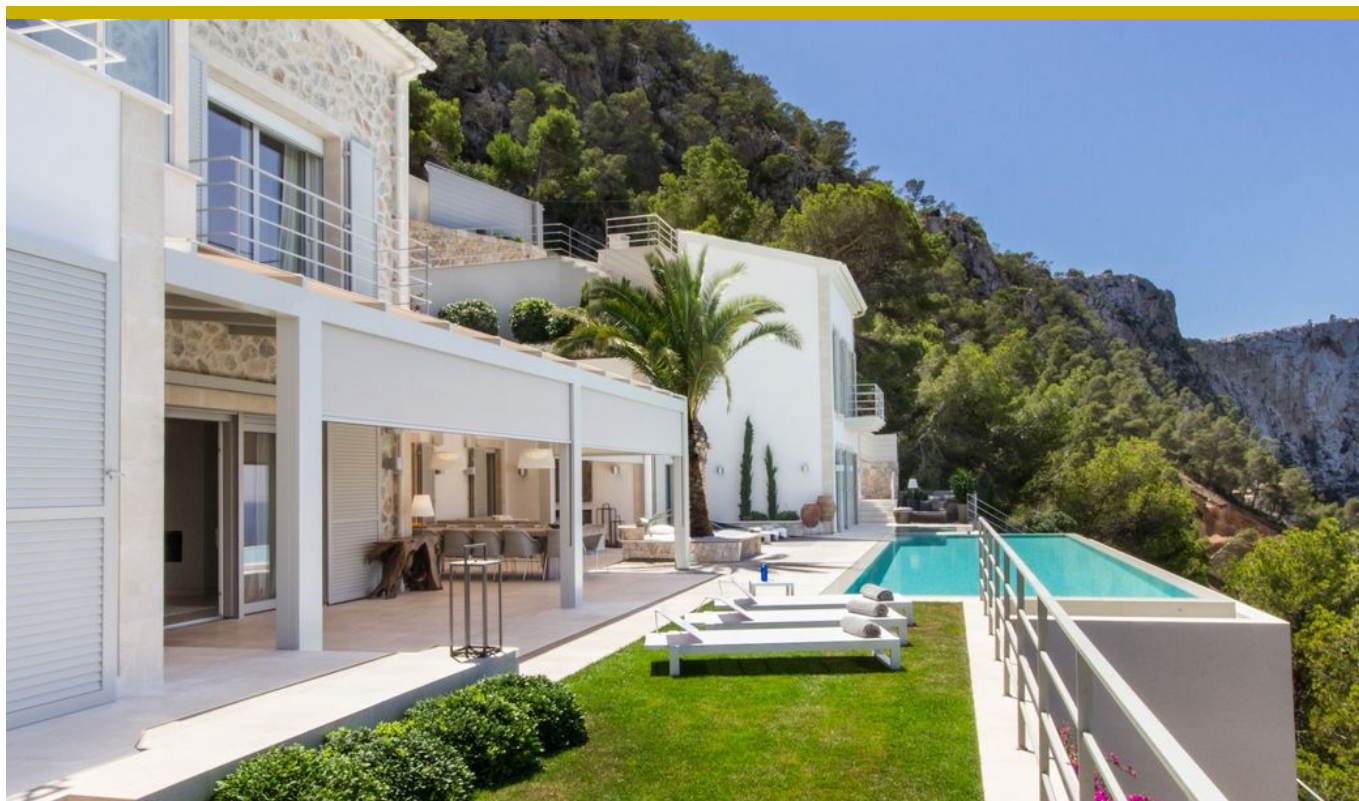


# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

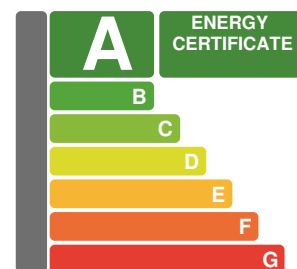


Ref. 70264

**Brand new luxury villa with unbeatable sea views in Port de Andratx**

**Port Andratx, Andratx - Southwest**

Long-Term-Rent: € 40.000  
Short-Term-Rent: € 40.000  
Living area: 720m<sup>2</sup>  
Plot: 1.890m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 6



## Ref. 70264

The living area of 950 m2 is distributed on 3 floors plus a separate guest and staff apartment.

Main building:

First floor: Entrance hall, two bedrooms with en suite bathroom, dressing room and private terrace.

Ground floor: Entrance hall, light flooded living room with fireplace. Luxury kitchen with open dining room, laundry room, guest cloaks room, wine cellar, bedroom with en suite bathroom.

Guest apartment 1:

First floor: 1 bedroom with bathroom en suite and private terrace.

Ground floor: Bedroom with dressing room and en suite bathroom and storage.

Guest apartment 2: Two bedrooms with en suite bathrooms or alternatively one bedroom, one bathroom, living room and kitchen. Laundry and storage.

The property is built to the highest standards with excellent qualities and fittings, comfortable layout with view to the sea from all of the rooms. Under floor heating, marble and oak tree floors, automatic air conditioning hot/ cold, high ceilings with wooden beams, lift. Luxury kitchen, music surround system inside and outside. Inviting open and covered terraces, BBQ with outside dining area, swimming pool 15 x 5 m, sauna, gym and jacuzzi. Beautiful maintained gardens with automatic irrigation system.

Garage for 2 vehicles, automatic rotation platform.

The sales price includes furniture and arts.

## Features

Mountain view, Sea View, Private pool, Sauna, Wellness, Gym, Guest apartment, Staff apartment, Bodega, Fireplace, Lift, Marble floors, Wooden floors, Refurbished, Solar panels, Lawn area, Private garden, Covered terraces, Open terraces, Central heating, Underfloor heating, AC hot/cold, Carport, Modern style, Mint condition, Heated pool, Summer kitchen, Osmosis

## Distances

20 - 30 minutes drive to airport, 20 - 30 minutes drive to Palma

## Commission

The commission of 1.8 months of the base rent plus the VAT will have to be paid, as per usual in Spain, by the tenant.

## Disclaimer

All information provided here is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



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