

# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE



Ref. 93292

**Finca styled villa with sea and harbor views**

**Port Andratx, Andratx - Southwest**

**Price: € 6.500.000**

Long-Term-Rent: € 15.000

Living area: 600m<sup>2</sup>

Plot: 30.000m<sup>2</sup>

Bedrooms: 4

Bathrooms: 4

Energy Certificate: In Progress



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South facing.

Surrounded by a well-kept garden with views over a pine forest and distant sea and harbour views.

The net living area of approximately 400 m2 plus terraces is distributed over 2 floors.

Ground floor: entrance hall, open plan living room and dining area, lounge area with fireplace, TV-room and American fully fitted kitchen, laundry room, guest cloak room, extensive covered and open terraces, which open out onto gardens and pool area.

First floor: large master suite with dressing room, bathroom and private terrace with sea and harbour views. 2 guest bedrooms each with bathroom en suite, an additional extra office space.

The property is built in typical Mallorquin-Finca style architecture which gives the house a special feeling and a relaxed atmosphere. Fittings and features: under floor heating, air conditioning hot / cold, double glazed windows, marble floors, luxury kitchen ( Siematic ).

There is the possibility to extend the finca legally with two extra bedrooms and one bathroom.

The whole property is surrounded by Mediterranean pine tree woods. Garden with lawn areas, automatic irrigation system, swimming pool with sun terrace.

Unique position with only a 5 minutes' drive from the center of the port with its fashionable and elegant restaurants and shops.

## Features

Mountain view, Sea View, Private pool, Privacy, Library, Fireplace, Good road access, Various terraces, Stone floors, Private garden, Covered terraces, Open terraces, BBQ, Central heating, Underfloor heating, AC hot/cold, Parking, Mint condition, Mediterranean style

## Distances

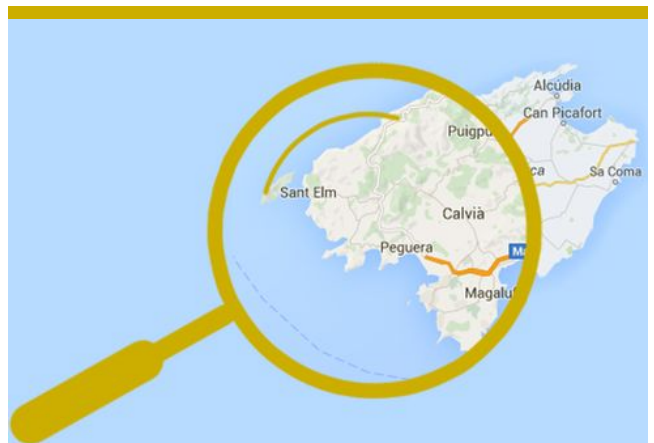
20 - 30 minutes drive to airport, 20 - 30 minutes drive to Palma

## 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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