

# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE



Ref. 90992

**Villa with picturesque sea views and guest apartment in Cala Marmacen**

**Andratx - Southwest**

**Price: Price on Request**

Living area: 370m<sup>2</sup>  
Plot: 1.240m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4

Energy Certificate: In Progress



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Southwest facing.

The net living area of 290 m2 plus terraces is distributed over two floors.

Through a comfortable ramp, shared with another house, you enter the spacious carport for two cars and two additional outdoor parking spaces. Located at the same level there is the main house and the separate guest apartment with bedroom and bathroom.

The entrance hall of the main house leads to an office, a kitchen with utility room and living room with dining area and fireplace. Large window doors from the kitchen leading to a covered Barbecue lounge, which can be used during the summer and the winter time.

A further covered terrace with summer lounge area leading to a sun terrace with swimming pool and a lawn area of about 80 m2. Panoramic views to the open sea, la Mola and the Dragonera Island.

The first floor houses the master bedroom with a large en suite bathroom and access to two private terraces with sauna, steam bath and sea views. 2 further bedrooms share one bathroom.

The property is presented very well maintained but is in need of some modernization.

The white facade is typical for the Mediterranean houses in this area built in the 90's.

Located in the luxurious Cala Marmacen in Port Andratx, at the top of the hill, which is also a cul de sac. Quiet area. From this position you have spectacular views over the Port of Andratx and the sea.

### Features

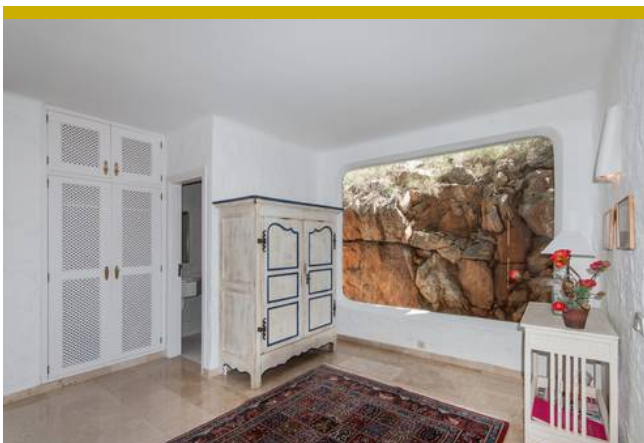
Sea View, Private pool, Sauna, Privacy, Guest apartment, Various terraces, Tiled floors, Lawn area, Private garden, Covered terraces, Open terraces, Central heating, AC hot/cold, Carport, Parking, Needs refurbishment, Flat plot, Traditional style

### Distances

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

### 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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