



Ref. 25530

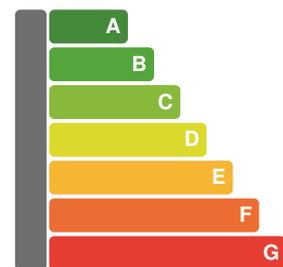
**Modern Villa with direct access to the sea and separate apartment for guests**

**Port Andratx, Andratx - Southwest**

**Price: € 8.900.000**

Living area: 612m<sup>2</sup>  
Plot: 1.746m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5

Energy Certificate: In Progress



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South facing.

The net living area of 612 m2 plus terraces is distributed over three floors.

At street level, without any stairs, the owner accesses the property by a panoramic elevator, which leads to the access floor, where a cascade fountain refreshes and prepares the owner for what he is going to see: absolutely panoramic views, with the same sensation as being on a big luxury boat. On this floor, there is the kitchen, pantry, dining room, living room, large terrace, with covered and uncovered areas, guest cloak room and two bedrooms sharing one bathroom.

On the lower floor, there are three more double bedrooms, each with bathroom en suite, and a large living room with TV and Lounge area. From all rooms, as well as from the master bedroom on the upper floor, you can directly access the pool terrace, which is located one floor below. From the pool area, some stairs lead down to the private sea access. These stairs are looked by a door to guarantee the privacy of this magnificent villa.

On the upper access floor, where the elevator is, there is also a double garage and two additional parking spaces. Before entering the garage, a private staircase leads to the separate guest apartment, which is located between the access floor and the main residential floor and disposes as well about picturesque sea views. The apartment consists of living room, 1 bedroom and bathroom.

The property is built with excellent qualities and is presented in very good condition.

Total privacy at all levels and for each room with spectacular views to the sea.

Every floor is accesible by elevator.

## Features

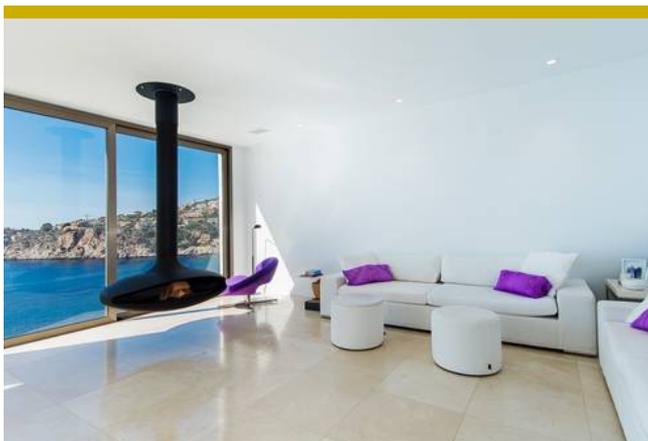
Sea View, Waterfront, Sea access, Private pool, Privacy, Guest apartment, Fireplace, Good road access, Lift, Waterfront property, Lawn area, Covered terraces, Open terraces, Central heating, Underfloor heating, AC hot/cold, Garage, Parking, Modern style, Mint condition, Design villa

## Distances

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

## Disclaimer

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# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

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