



JAVIER JAMES

REAL ESTATE

LUXURIOUS AND EXCLUSIVE VILLA WITH SWIMMING POOL IN ANDRATX



Property: JJ-534 | 07160 Andratx / Urbanització Es Camp de Mar

Type of property	House	Living area	566 sqm
Kind of property	Villa	Plot surface	916 sqm
Type of use	Residential	Number of rooms	4
Type of commercialization	Buy	Number of bedrooms	4
Property type	Villas / Houses	Number of bathrooms	5
		Energy certificate	in process
		Purchase price	9.900.000 €

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Description

This beautiful Majorcan style villa is located in second sea line in Camp del Mar and offers stunning direct sea views. Direct access to the sea at street level.

The living area of approximately 450 sqm is distributed over 3 floors, located on a plot of approximately 916 sqm and therefore offers a lot of privacy.

First floor: Through the spacious entrance area you enter a hall leading to the bright living/dining room to one side and another spacious living room, a fully renovated separate kitchen in excellent quality, a bathroom with shower, and furthermore direct access to the spacious winter garden areas, terraces, barbecue, covered outdoor dining area and the pool.

Floor 1: There are 4 bedrooms, 3 of them with private terraces overlooking the sea and with en suite bathrooms newly renovated and still unused. The master suite has its bathroom with shower, bathtub, and dressing room, all in marble and stunning sea views both from the room and from the private terrace of this suite.

Basement: In the basement of the villa there are 2 leisure/gym rooms that can be converted into a guest apartment (82 sqm), machine room and a subway garage with entrance and exit directly to the street.

Outside: Winter garden. Outdoor living and dining room. Swimming pool. Solarium. Terraces. 1 outdoor bathroom. And the breathtaking sea views. From here you can go directly down to the garden with exit at street level to the sea.

A privileged and easily accessible road leads to the property which are also very close to the Golf of Andratx located in Camp de Mar. In only 4 minutes by car you reach the Golf of Andratx and the sandy beach of Camp de Mar. In about 7 minutes you reach the port of Andratx with its bars, restaurants and stores.

Other features of this property are: Mediterranean style with panoramic sea views and access to the sea in Camp de Mar. Located in an exclusive area of Camp de Mar, newly remodelled in 2022 with high quality finishes, offering light and open spaces. The property enjoys a spectacular view and access to the sea. The property is sold fully furnished. The elegantly designed natural stone estate offers an extraordinary sense of living. The living plants promise privacy to its owners and guests. The incredible quality of the design, the choice of materials create an ambience similar to Mallorca.

In addition: Marble floors, ISO windows, air conditioning hot/cold, built-in closets, alarm system, garage,

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internet+TV. Meteori paint, 13,000 liters water tank.



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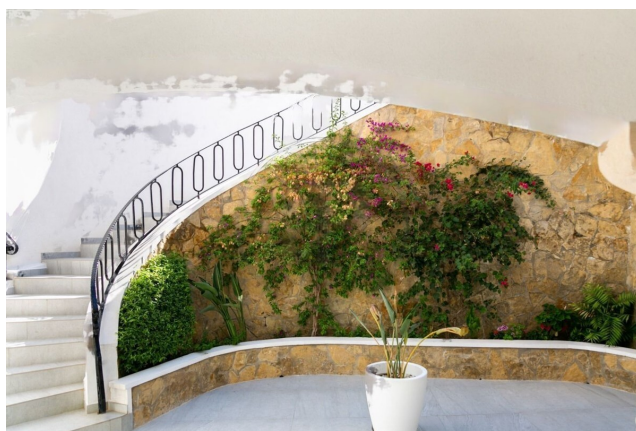
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Legal notice

Since we do not determine the property details ourselves, we do not accept any liability for this. This exposé is only intended for you personally. Passing on to third parties is subject to our express consent and does not prevent our claim to commission when a contract is concluded. All the conversations must be guided by our office. In the event of non-compliance, we expressly reserve the right to compensation up to the amount of the commission claims. Prior sale is not excluded.

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