



## listing



## Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | ProCare Estates   |
| Cégnév:              |   |
| Ország:              | Spain   |
| Experience since:    |   |
| Szolgáltatás típusa: | Vásárlás vagy eladás, Otthon vásárlás                               |
| Specialties:         | Buyer's Agent, Listing Agent  |
| Property Type:       | Apartments, Houses, Commercial Property, Földterület, Other         |
| Telefon:             | +34 (865) 661-012   |
| Languages:           | Dutch, English, French, German, Spanish                             |
| Weboldal:            | <a href="https://procareestates.com">https://procareestates.com</a> |

## Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 4,571,961.64 |

## Elhelyezkedés

|          |               |
|----------|---------------|
| Ország:  | Spain         |
| Cím:     | Andratx       |
| Feladta: | 2025. 09. 10. |
| Leírás:  |               |

Would you like to live high above one of Mallorca's most desirable neighborhoods, in a villa with spectacular views over the harbor and the sea? Then be sure to check out this rare opportunity we'd like to present to you!&#13;&#13;

This stylish villa enjoys a privileged south-facing hillside location above the harbor of Port d'Andratx in the sought-after residential area of Can Borras . Its elevated position guarantees breathtaking panoramic views of the sea and the marina from virtually every room: from the living room and dining room to all four bedrooms.&#13;&#13;

The Mediterranean-style property offers approximately 316 m<sup>2</sup> of living space spread over two levels.&#13;&#13;

The ground floor includes an elegant entrance hall, a &nbsp; A living room with a fireplace, an open-plan dining room with a modern fitted kitchen, a utility room, and a bathroom. The upper floor houses the master bedroom with a dressing room and en-suite bathroom, two further bedrooms, an additional bathroom, a conservatory, and a balcony with sea views.&#13;&#13;

The outdoor area features a spacious swimming pool (approx. 37 m<sup>2</sup>) , open and covered terraces , a BBQ area , a gazebo, and a lovingly landscaped garden . A garage for one vehicle is also available.&#13;&#13;



The high-quality features include: Central heating (gas), air conditioning in the bedrooms, tiled floors, fitted wardrobes, some with electric shutters, double glazing and an alarm system.&#13;&#13;

A special highlight is the permittable expansion reserve of approx. 113 m<sup>2</sup> (according to the architect), which offers additional design freedom, should this be desired.&#13;&#13;

The quiet yet central location with short distances to the popular Club de Vela, the harbor promenade, and Palma (approx. 25 minutes drive) completes the overall picture of this high-quality property.&#13;&#13;

A rare opportunity in one of Mallorca's best locations. Contact us for more information or a personal viewing.

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 4      |
| Fürdőszobák:       | 3      |
| Kész négyzetméter: | 316 nm |
| Telekméret:        | 928 nm |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |          |
|-----------|----------|
| IMLIX ID: | GX-91016 |
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