



**KENSINGTON**<sup>®</sup>  
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# New build luxury villa with pool and stunning sea views in Port Andratx, Mallorca



## general:

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<b>object number external:</b>	KAO01007	<b>as from:</b>	21.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2022
<b>place:</b>	07157 Andratx / Port d'Andratx	<b>living space:</b>	478,00 m <sup>2</sup>
<b>Floor space:</b>	662,00 m <sup>2</sup>	<b>Total size of site:</b>	1.135,00 m <sup>2</sup>
<b>Number of Rooms:</b>	7,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	6,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	first time use

## prices:

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**purchase price:** 12.900.000,00 €

## energy certificate:

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<b>expiry date:</b>	2031-10-18	<b>age group:</b>	2014
<b>value class:</b>	A	<b>beaconing:</b>	air heat pump

## contact person:

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## Infrastructure:

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## Description:

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This highly exclusive newly built villa with infinity pool and stunning sea view is located in second sea line in Port Andratx, Mallorca. Only a few minutes away from the harbour promenade with its various cafés, restaurants, galleries and shopping facilities.

The approx. 478 m<sup>2</sup> living space is divided into: a spacious living/dining area with open and fully equipped kitchen by Birgit Müller. 5 bedrooms with bathroom en suite, guest toilet and a separate guest flat.

Further features of this property include: Stone floor "caliza crema niza", aluminium ISO windows, shading by zip screens in the bedrooms+living level, partly muntin windows, underfloor heating via heat pump, air conditioning hot/cold, lift, intelligent home automation, alarm system, gas fireplace, TV room, patio, cellar, double garage, fitness room & sauna, generous terrace areas.

Please contact us for further information or to arrange a viewing. The information of this exposé was provided by the property owner, this is why we cannot take the responsibility for the correctness of this data.

## images

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Sea View Villa in Port Andratx



Sea View Villa in Port Andratx



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