

# Stunning luxury villa – Cala Llamp – Puerto Andratx

1806 - For Sale

€9,850,000

>>> MALLORCA SOUTHWEST › Puerto Andratx / Villa & House



## Stunning luxury villa – Cala Llamp – Puerto Andratx

This wonderful villa in Puerto Andratx (Cala Llamp) is situated on a 1,823 m<sup>2</sup> plot and offers a built area of 573 m<sup>2</sup> (382 m<sup>2</sup> of living space in the main house and a 48 m<sup>2</sup> guest house). The light-flooded living and dining area with integrated open-plan luxury kitchen creates a welcoming atmosphere and offers the perfect space for relaxation and entertainment. A visual 'green garden' in the courtyard reinforces the connection between the indoor and outdoor living areas. The property impresses with a harmonious blend of contemporary design, elegant architecture and first-class VIP sunsets. There are a total of five bedrooms and three bathrooms. The property is currently in the process of being legalised to include two additional areas (further information available on request). Wonderful terrace areas with an infinity swimming pool, a fantastic roof terrace with barbecue area and a double garage complete the offer.

Bedrooms	3
Bathrooms	3
Plot size	1.823 m <sup>2</sup>
Area	382 + 48 m <sup>2</sup>
Parking	garage
Heating	underfloor

### Further features & details:

Luxury BULTHAUP fitted kitchen, infinity pool with salt water system and sea views, large roof terrace with barbecue area, underfloor heating, air conditioning via energy-efficient heat pump, fitted wardrobes, high-quality bathrooms, double-glazed windows, hot water system via solar panels, spa and fitness area with sauna, well-designed separate office space, KNX smart home control, high-speed internet, alarm and camera surveillance systems, OTIS lift to all floors, double garage, additional option for a guest house (excavation completed) for 2 further bedrooms + 2 bathrooms (~100 m<sup>2</sup>).

Puerto Andratx is one of the most glamorous locations in Mallorca and belongs to the municipality of Andratx and is located in the outmost southwest of the island. The enchanting fishing port connected with a marina with its sustained promenade with a huge selection of noble boutiques, bars and restaurants is one of the most inviting spots to relax on the island. Around the port you find the famous urbanizations of Port Andratx like Montport, Can Borrás, Cala Moragues, Cala Marmacen, Cala Llamp and the famous languet La Mola all with its exclusive luxury villas, first-class fincas and high standard apartment residences, most of them offering stunning views towards the port, the sea and/or the DRAGONERA island. Just a 5-min. drive away you find the sought after sandy beach of Camp de Mar and the golf course Golf D`Andratx. Andratx village and surrounding villages like S`Arraco, San Telmo (Sant Elm) and Sa Coma are also well known catchment areas for residents as well as non-residents. Several more golf courses (Santa Ponsa I, II & III, Golf de Poniente, Real Gold de Bendinat)



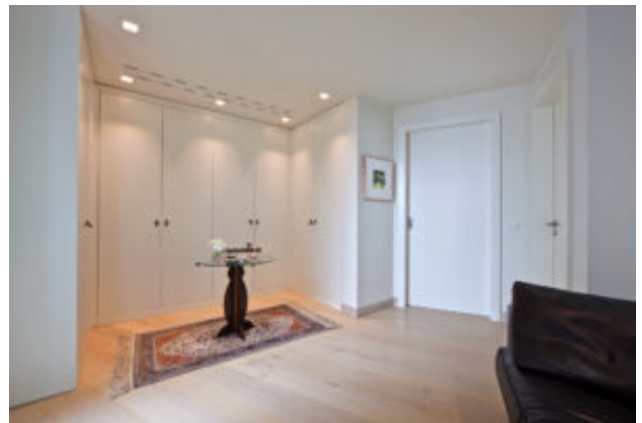
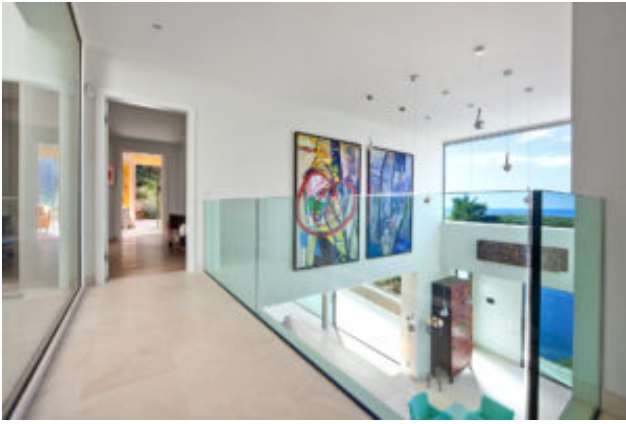
## Additional Features

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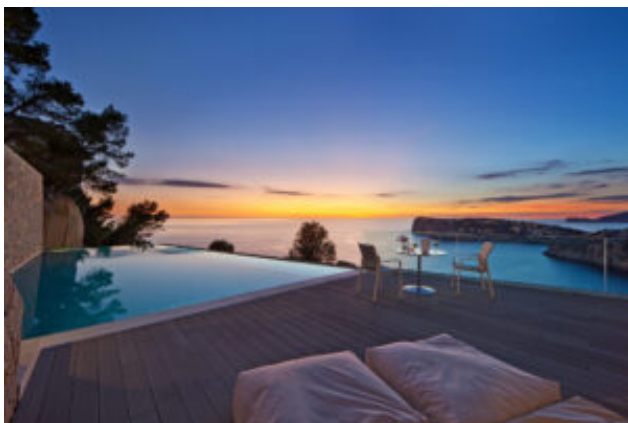
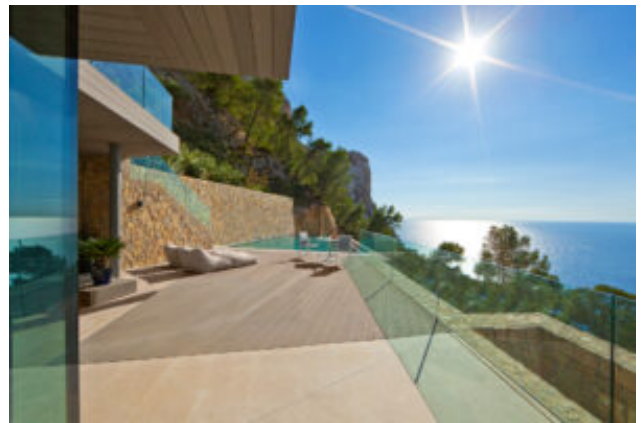
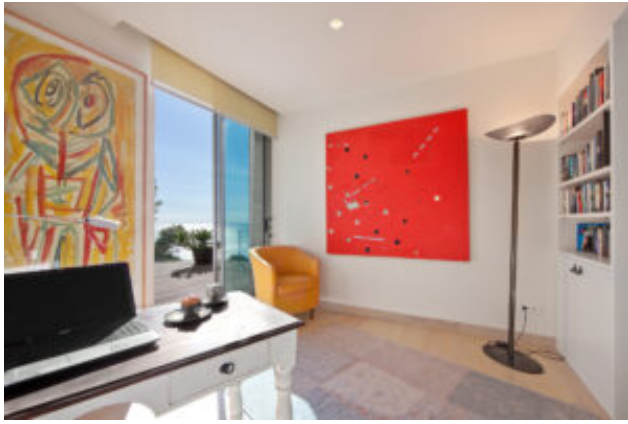
### Image Gallery

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## Property Location

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The map does not show the exact location of the property.

## Contact the Agent

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