

Port d'Andratx - Cala Llamp – Südwest

# MARIMONT: Exclusive newly built villa with spectacular sea views

*Property ID: 3455*



**PURCHASE PRICE: 12.800.000 EUR • LIVING SPACE: ca. 691 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.038 m<sup>2</sup>**

Property ID: 3455 - 07157 Port d'Andratx - Cala Llamp – Südwest

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## At a glance

Property ID	3455
Living Space	ca. 691 m²
Rooms	7
Bedrooms	6
Bathrooms	6
Type of parking	6 x Other

Purchase Price	12.800.000 EUR
Condition of property	First occupancy
Equipment	Guest WC, Swimming pool, Built-in kitchen

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## Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.



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## A first impression

This spectacular dream villa is situated in a prime location above Cala Llamp and boasts excellent sea views over the entire bay. The villa was designed with great attention to detail and is seamlessly integrated into the natural surroundings, using classic limestone and natural Mallorcan stone walls. The villa is south-west facing and benefits from the sun all day long. In the evening, a perfect, romantic sunset with a view of the silhouette of Ibiza brings the day to a close. The outdoor areas of this property were designed by landscape architects and offer a harmonious combination of luxury and nature. Spacious natural stone terraces invite you to enjoy the surrounding landscape in peace, while the stunning infinity pool with automatic salt water treatment offers a refreshing experience. This is rounded off by an automatic irrigation system that ensures optimal care of the plants, while sophisticated lighting in the outdoor and garden areas creates an atmospheric ambience and showcases the beauty of the complex even after dark. The idyllic terrace in front of the kitchen and dining room is equipped with a high-quality outdoor kitchen and invites you to dine and socialise in the open air.

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## Details of amenities

### Interior fittings:

- Integrated kitchen from "LEICHT by Nopper" with built-in appliances from Gaggenau
- Bathroom with sanitary facilities from Dornbracht and Hansgrohe
- Natural stone wall and floor tiles as well as frameless glass shower walls and doors
- Fully fitted, floor-to-ceiling wardrobes in all bedrooms
- Large-format natural stone floors throughout the house,
- Real parquet flooring in the bedrooms
- Customised swing and sliding doors with brushed stainless steel fittings

### Home automation:

- Comprehensive home automation system
- Video door intercom and electric door opener
- Lift access on every floor of the property
- Fully controllable low-voltage LED lighting in all living areas
- Room-independent VRV air conditioning system from Daikin in all bedrooms and living rooms
- Underfloor heating in all living areas
- Water softening and water purification system
- Gas fire in the wall fireplace

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## All about the location

Puerto de Andratx is a picturesque coastal town located on the southwestern coast of the Balearic Island of Mallorca, Spain. It is part of the Andratx municipality and is situated approximately 25 kilometers southwest of the island's capital, Palma de Mallorca. This charming town is known for its natural beauty, vibrant harbor, and upscale atmosphere. Here are some key features and characteristics of Puerto de Andratx:

**Harbor and Marina:** The heart of Puerto de Andratx is its stunning natural harbor, which is surrounded by hills and dotted with luxury yachts and fishing boats. The marina area is a focal point for visitors, offering a mix of restaurants, cafes, and shops along the waterfront. It's a popular spot for strolling and enjoying the maritime atmosphere.

**Scenic Beauty:** The town is set against a backdrop of hills and offers breathtaking views of the Mediterranean Sea. The surrounding landscape is characterized by rugged cliffs, lush greenery, and traditional Mallorcan architecture.

**Luxury Residences:** Puerto de Andratx is known for its upscale real estate, featuring luxurious villas, mansions, and apartments. Many wealthy individuals, including celebrities, are drawn to the exclusivity and beauty of the area, making it a hub for high-end living.

**Shopping and Dining:** The town boasts a variety of boutique shops, art galleries, and high-end fashion stores, particularly around the harbor and in the town center. Additionally, Puerto de Andratx offers a diverse culinary scene, with numerous restaurants serving both local and international cuisine.

**Cultural Heritage:** While Puerto de Andratx is more renowned for its contemporary and upscale appeal, the wider Andratx municipality has a rich history. The town has retained some historical elements, such as the Church of Santa Maria, which dates back to the 13th century.

**Outdoor Activities:** The surrounding area provides opportunities for outdoor activities, including hiking and exploring the nearby Tramuntana mountain range. There are also various beaches and coves in the vicinity where visitors can relax and enjoy the Mediterranean sun.

Puerto de Andratx is a haven for those seeking a blend of luxury, natural beauty, and a relaxed Mediterranean lifestyle. Its tranquil ambiance and stunning surroundings make it a popular destination for both residents and tourists looking to experience the charm of Mallorca's southwestern coast.

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## Other information

If you use an estate agent for your property search in Spain, this service is free of commission for you as a buyer! However, always make sure that you only use reputable and authorised estate agents based in Mallorca! Incidental purchase costs: The additional purchase costs amount to at least 10% and include the land transfer tax ( $\geq 8\%$ , because it depends on the purchase price), notary fees, public registrations and processing fees of the tax office.

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## Contact partner

For further information, please contact your contact person:

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