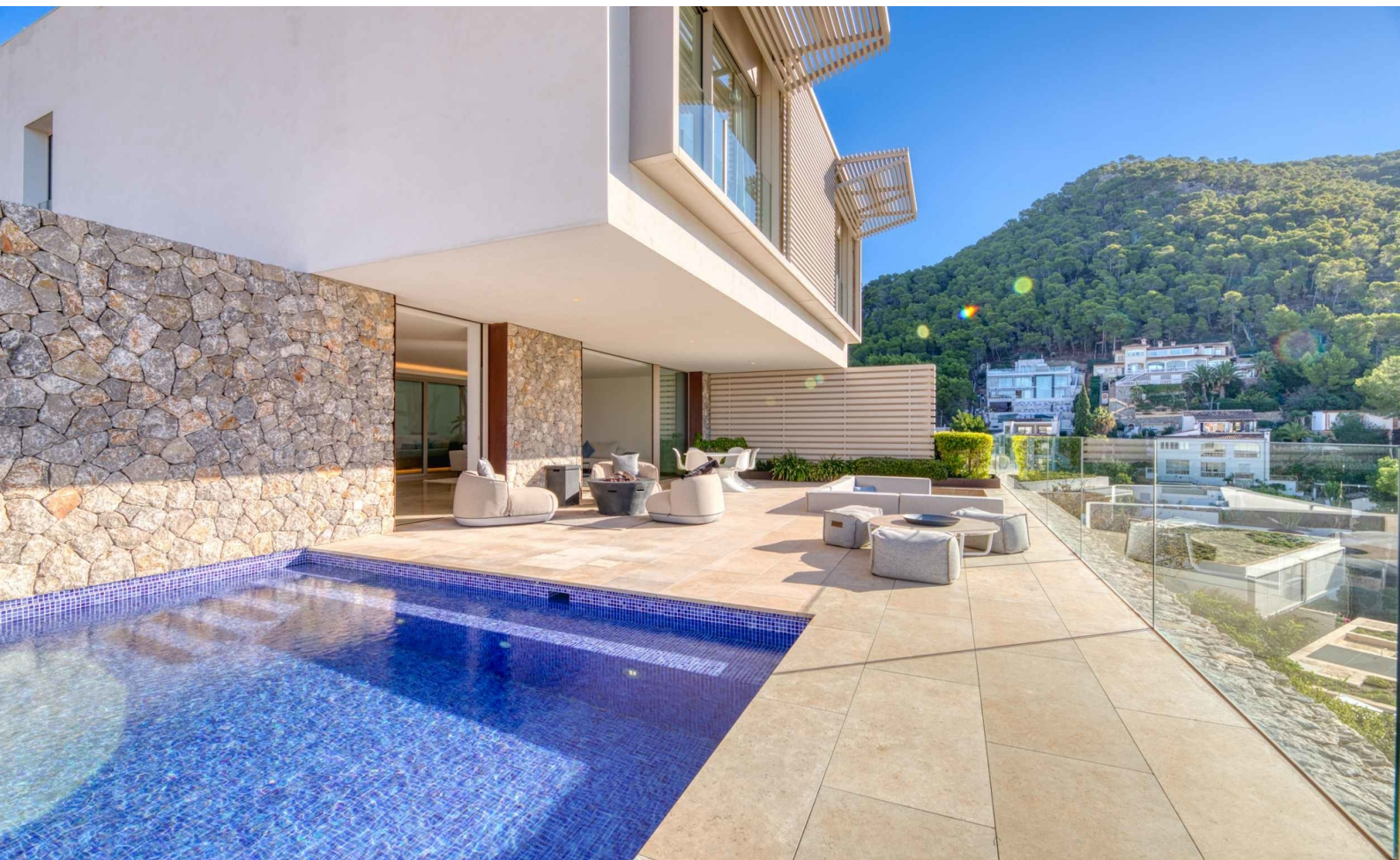




Property: D2426HM

Modern villa with private pool in luxury residence

Semi-detached, Port d'Andratx

3.950.000,00 €

Data overview

PropNo	D2426HM
Type of property	House
Kind of property	Semi-detached
Type of use	Residential
Type of commercialization	Purchase
Housing complex	New Folies
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Living area	approx. 263 sqm
constructed area	approx. 454 sqm
Number of bedrooms	3
Number of bathrooms	3
Number of rooms	4
Number of sep. toilets	1
Balcony/terrace area	approx. 98 sqm
Basement area	approx. 63 sqm
Waste water connection	Yes
Name of the community	New Folies
Year of construction	2019
Number of buildings	22
Number of floors	3
Number of residential units	41
Type of parking space	Underground parking
Swimmingpool	Yes
Details Pool	Communal outdoor + heated indoor swimming pool
Swimmingpool (indoor)	Yes
Whirlpool / Jacuzzi	Yes
Gym / Fitnessbereich	Yes

Trockensauna	Yes
Dampfsauna	Yes
Concierge Service	Yes
Sea view	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump
Floor	Stone, Parquet
Window	Double glazing
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southeast, South
Parking spaces	2 Underground parking spaces
Swimmingpool (private)	Yes
Year of construction	2019
Condition	Well maintained
Purchase price	3.950.000,00 €

Highlights

Modern villa (semi-detached house), built in 2019, fantastic sea views, private swimming pool, high-quality furnishings, spacious living room, dining area, open kitchen, fully equipped fitted kitchen with Gaggenau appliances, 3 bedrooms with en-suite bathrooms and dressing area, study, guest WC, real wood flooring in the sleeping areas, natural stone tiles in the living area, high-quality furniture from Schramm and Knoll, built-in wardrobes with LED lighting, Grohe and Duravit bathroom fittings, Gira Smart Home System, indirect lighting, underfloor heating (air-to-water heat pump), central air conditioning hot/cold, aluminum windows with thermal and soundproof glass, electric shutters, satellite TV, internet connection via fiber optics, high security entrance door, solar panels (hot water), open and covered terrace areas, sunken lounge area, good privacy, south facing, 2 underground parking spaces, utility room, cellar rooms, communal pool with sea views, modern fitness room, SPA area (heated indoor pool, whirlpool, dry sauna, steam sauna, further fitness room), concierge service, office space for private use, security service and much more.

Description

The modern villa offers approx. 263 m² of living space (approx. 454 m² constructed area) on the first floor with a very spacious living / dining area with open kitchen, guest WC and patio (13m²-). From this living level there is access to the outdoor area with covered terrace (42m²), private swimming pool (30m²), lounge area (12m²), further open terrace and fantastic sea views. On the second floor there are three bedrooms, each with its own en-suite bathroom and dressing area. All three bedroom suites offer fantastic views of the mountains and the sea. In the basement there is a utility room, technical room, a further two rooms for free use and direct access to the underground garage, where there are two private parking spaces. The communal area offers beautifully landscaped gardens, a large pool area with sea views and fitness room, as well as a clubhouse with concierge service, heated indoor pool, whirlpool, dry sauna, steam sauna, further fitness room, office space for private use and a bar area with a beautiful outdoor terrace.

Energy certificate: A

Location

The modern luxury residence New Folies is located in the popular Cala Llamp bay in Port d'Andratx in the southwest of Mallorca. The bay is known for the Gran Folies Beach Club with direct sea access, restaurant, bar and swimming pool. The harbor of Port d'Andratx is only a few minutes away by car, but is also easily accessible on foot. Here you will find a variety of restaurants, bars and boutiques. In the neighboring village of Camp de Mar there is a fantastic sandy beach and the famous Golf de Andratx golf course. The island's capital, Palma de Mallorca, is around 25 minutes away by car.

Other data

This villa in Port Andratx is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueeller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



Sea vie (First floor)



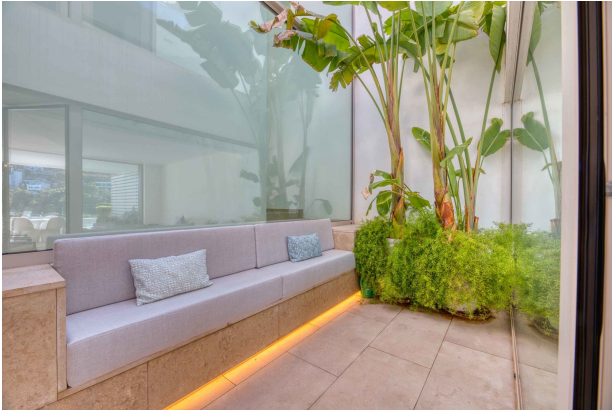
Entrance



Living / Dining



Living



Patio



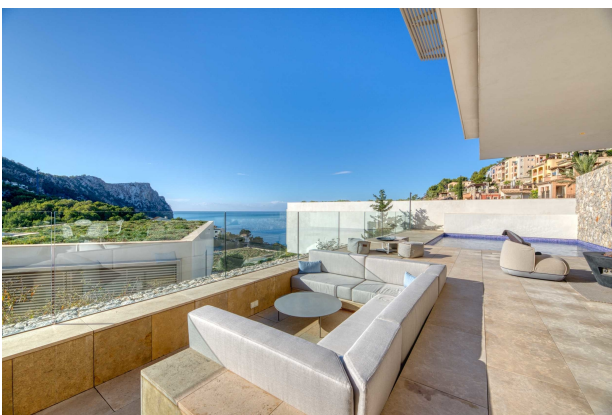
Living



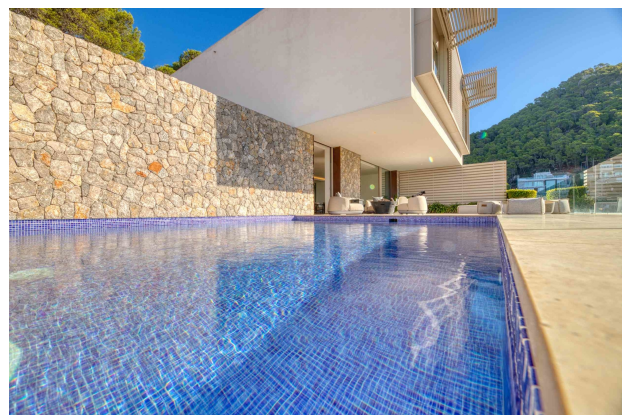
Dining



Terrace



Sea view



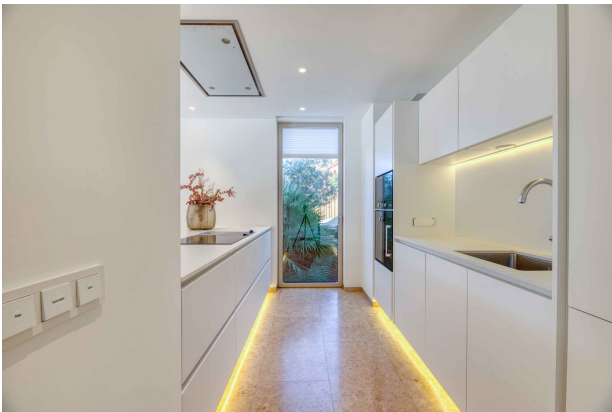
Swimmingpool (private)



Living / Dining



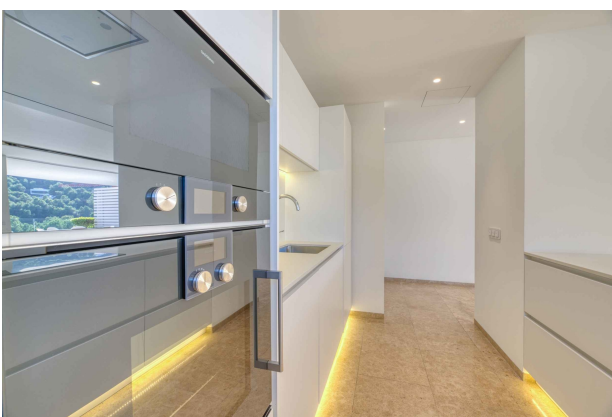
Living



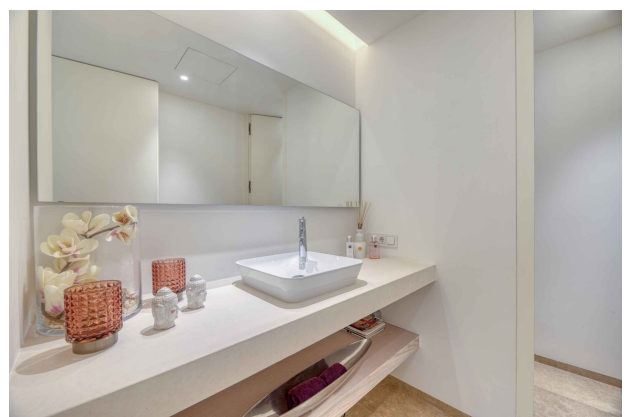
Kitchen



Kitchen



Kitchen



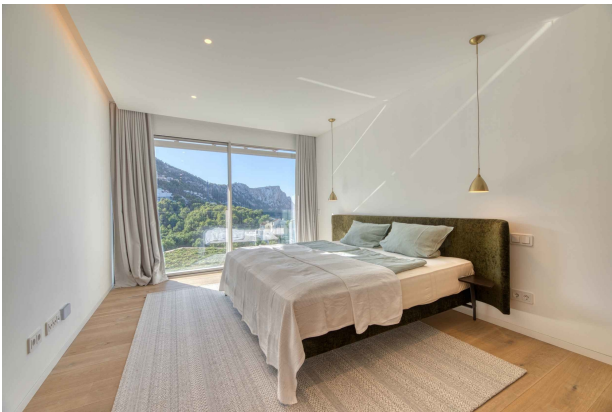
Guest toilet



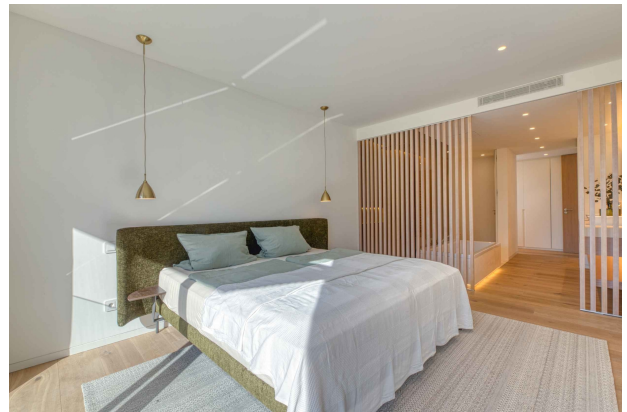
Terrace



Bathroom 1 (Master)



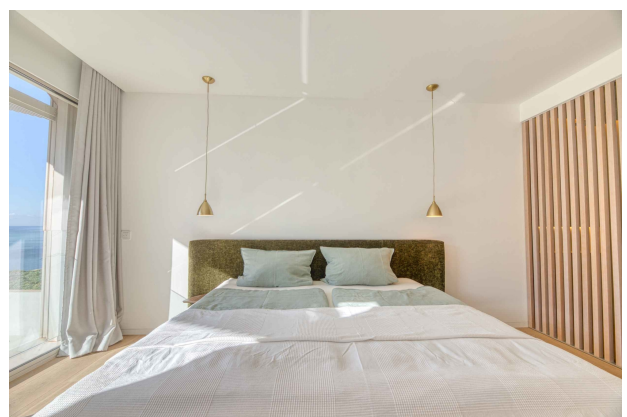
Bedroom 1 (Master)



Bedroom 1 (Master)



Bath en Suite 1 (Master)



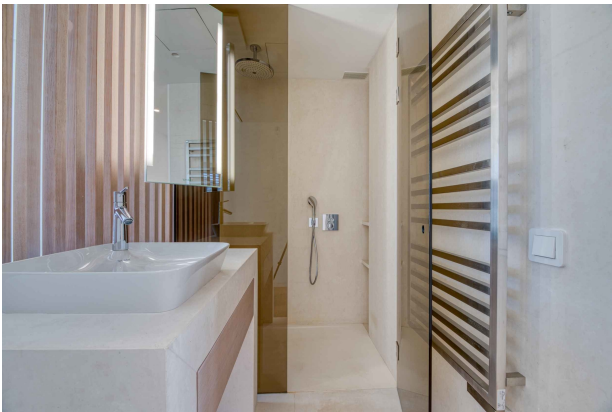
Bedroom 1 (Master)



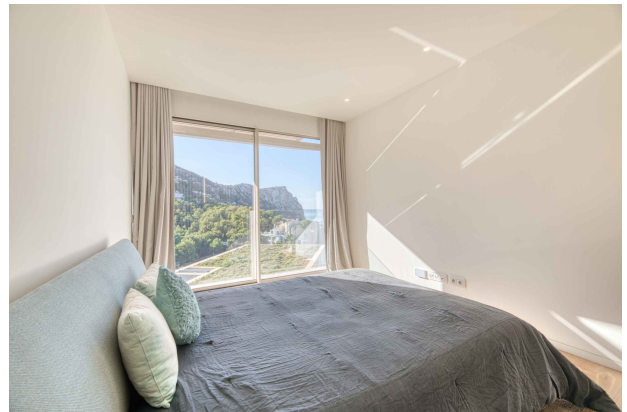
View (Master)



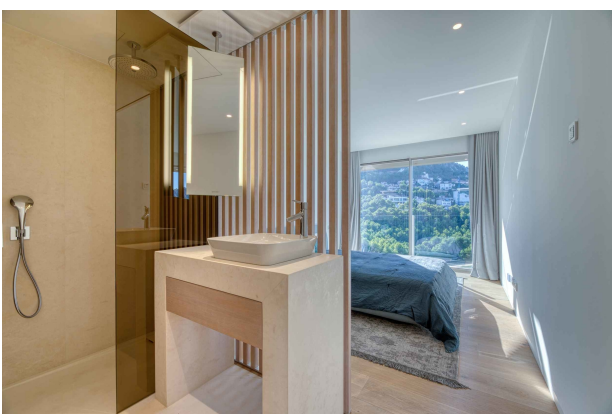
Bedroom 2



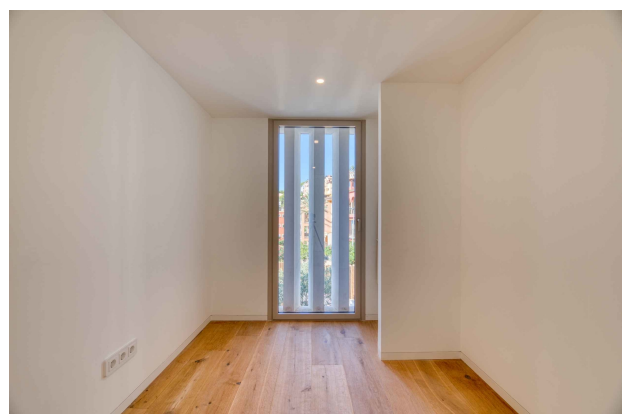
Bath en Suite 2



Bedroom 3 3



Bath en Suite 3



Room



Swimmingpool (private)



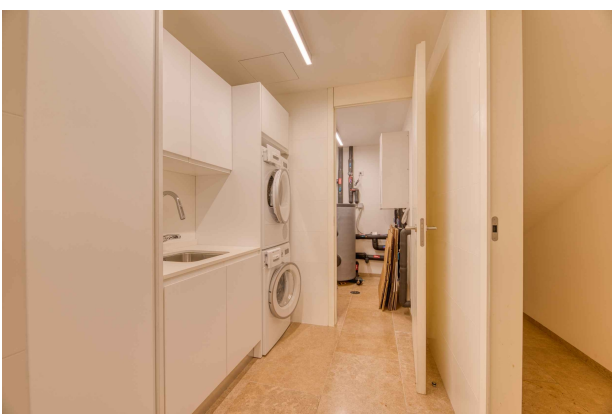
Terrace



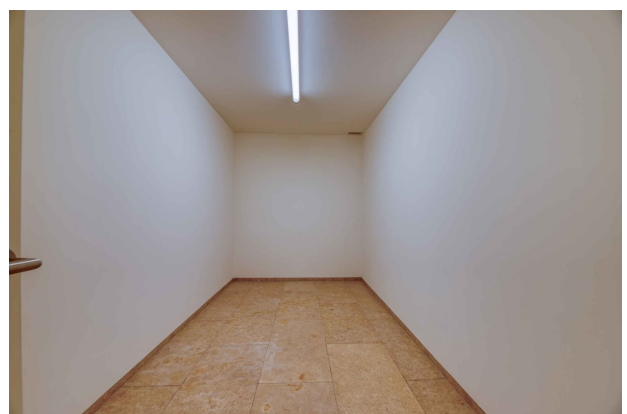
Lounge



Mountain view



Utility room



Basement room



Parking spaces



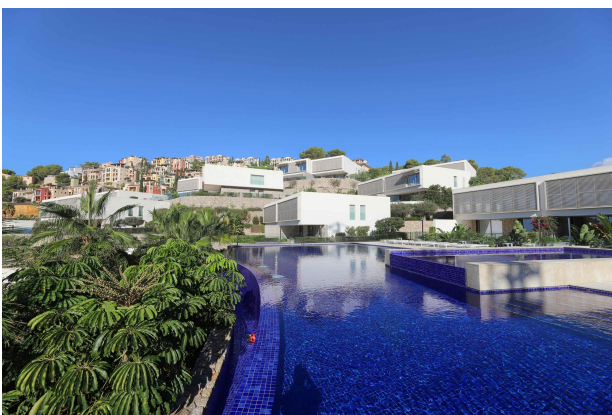
Swimmingpool (Community)



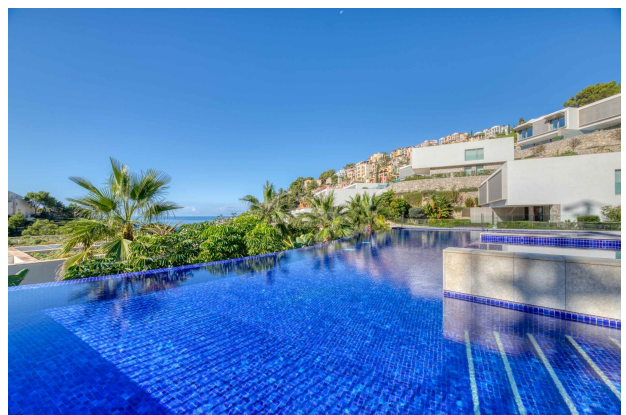
Swimmingpool (Community)



Gym (Gemeinschaft)



Swimmingpool (Community)

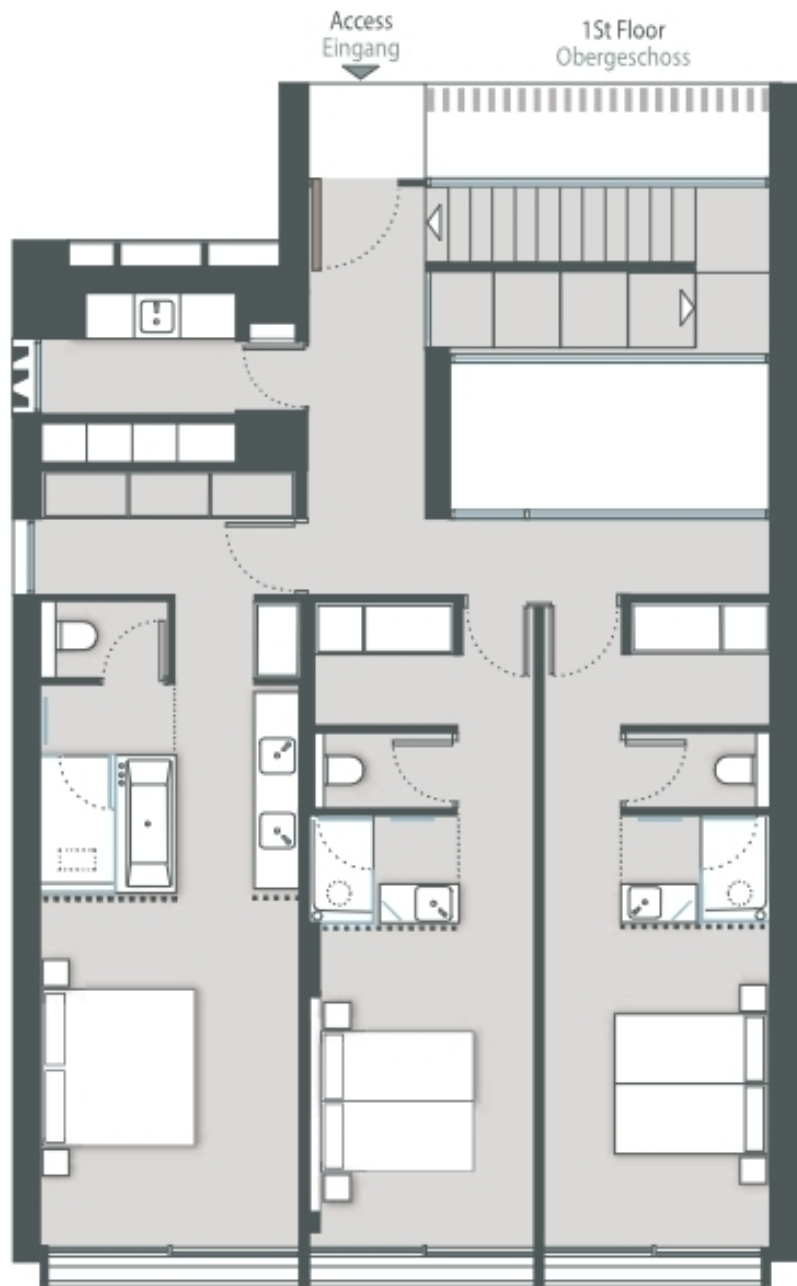


Swimmingpool (Community)

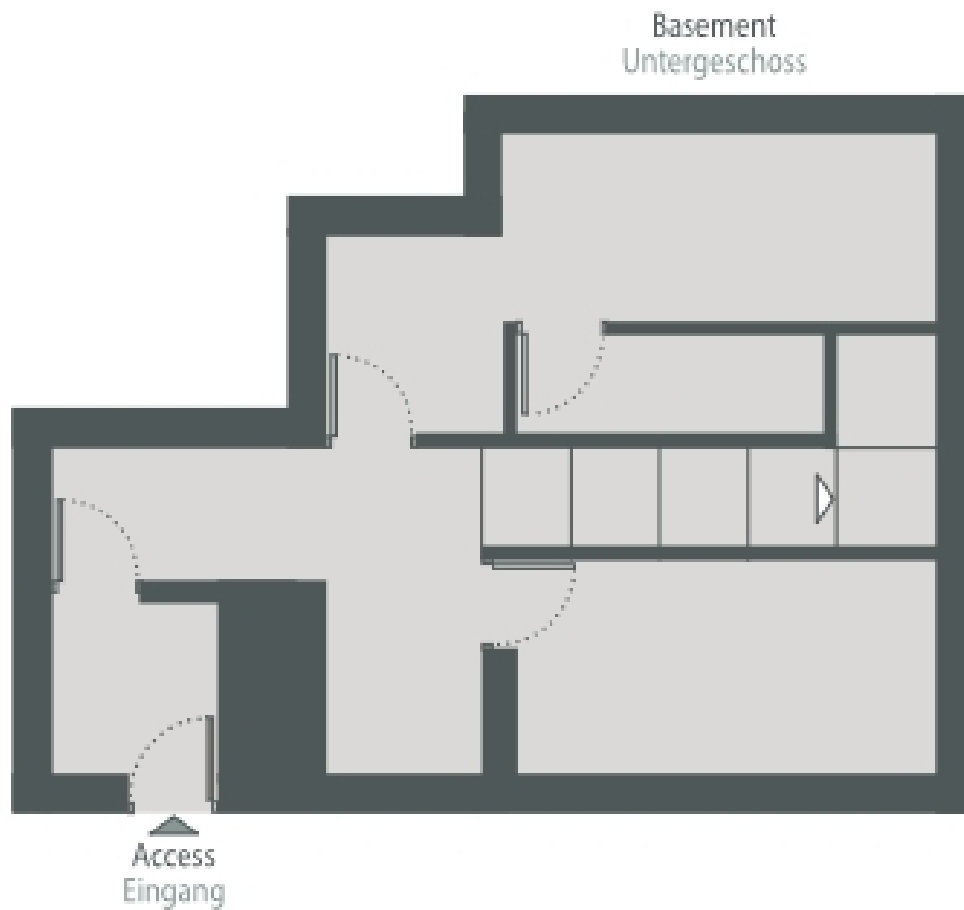
Floor Plan



Floorplan Groundfloor



Floorplan Upper Floor



Floorplan Basement

Your contact person

Mr. Marcel Holzmüller

HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)

Camí des Comellar 7

07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com

Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.