



7696

Reference

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## Andratx - Villa



 4  
Bedrooms

 2  
Bathrooms

 230  
Area (m<sup>2</sup>)

 600  
Land Area (m<sup>2</sup>)

   
Swimming Pool

**5 490 000 €**  
(EUR €)

## CALA MARMACEN VILLA FOR SALE IN PORT ANDRATX

This beautiful villa for sale with Only Mallorca real estate is located in the prestigious bay Cala Marmacen in Port Andratx.

The views are truly amazing, views to the open sea, directly ahead lies the enchanting La Mola peninsula, illuminated by the charming villas that adorn it a picturesque sight, especially as the amazing sun sets. To your right, views towards the entrance to the revered Port Andratx harbor, accompanied by the renowned natural marvel, Sa Dragonera.

Spanning two expansive levels, this villa promises an equilibrium of indoor and outdoor spaces on a plot of about 600 m<sup>2</sup> with a constructed area of about 230 m<sup>2</sup> plus terraces.

At ground level, the upper living comprises four bedrooms, two bathrooms, and panoramic sea views.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



From the master suite you can enjoy incredible views towards Sa Dragonera, the open sea and to the harbour's entrance.

Two equally spacious bedrooms rival the master, their views mirroring the enchantment. A fourth room with lofty ceilings can be used as a children's room or a home office.

Ascending the staircase, the main living space beckons an environment of seamless continuity between indoors and outdoors.

Your new sanctuary features an open, fully equipped kitchen, enhanced by an adjacent utility haven housing a secondary refrigerator, washer, dryer and ample storage.

Sliding elements seamlessly extend the window facade, inviting the terrace's embrace to infuse the living area with an ethereal sense of boundless space. Upon the sheltered terrace, adorned with automated wind-sensor awnings, discover a dining sanctuary, a cozy lounge, and an exclusive BBQ enclave.

The expansive 12 x 4.5-metre saltwater pool, a marvel warmed by a contemporary heat pump, becomes a source of endless delight. Nestled in Mallorca's southwest, Port Andratx stands as a coveted gem on the island, eternally captivating global connoisseurs in pursuit of understated luxury.

## Property Features

- Washing machine
- Air conditioning
- Proximity: Mountain, Beach, Golf course, Restaurants, Shopping, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Golf: 10 min.
- Storage / utility room
- Security alarm
- Main drainage
- Parking space
- Solar orientation: West
- Water: Main grid
- Dishwashing machine
- Pool
- Garden
- Terrace
- Views: Sea views
- Double glazing
- Quiet Location
- Uninterrupted views
- Mains water



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