



Mediterranean villa with sea views and exceptional extension potential in Port d'Andratx

Description

Set on a generous plot of more than 1,800 m², this villa combines clean architectural lines with a distinctly Mediterranean aesthetic. Its 573 m² of usable space have been designed to provide abundant natural light, generous proportions and a seamless connection between the indoor and outdoor areas. The result is a property created for enjoying tranquillity, the blue Mediterranean Sea and exceptional sunsets.

The main level features a light-filled living and dining area connected to a landscaped inner courtyard, which introduces a refreshing natural element and forms the visual heart of the home. The Bulthaup kitchen provides an elegant and highly functional setting for everyday living.

The property offers three bedrooms with en-suite bathrooms, two guest WCs, a wellness area with sauna and fitness space, and a separate office. Outside, the saltwater infinity pool opens towards the horizon, while the expansive roof terrace with barbecue area is ideal for making the most of Mallorca's Mediterranean climate.

Further features include underfloor heating, air conditioning via an energy-efficient heat pump, solar-powered hot water, KNX home automation, high-speed internet, an alarm and video surveillance system, an Otis lift connecting all levels and a double garage.

A particularly valuable feature is the property's substantial extension potential. According to the architect's latest information, up to 300 m² of additional space may be created over two levels of no more than 150 m² each, with a maximum total buildability of 700 m². This space could be used to enlarge the main residence or create a spacious guest house. The renders illustrate one possible architectural concept, subject to the final project and the corresponding planning permissions.

Port d'Andratx is one of the most attractive natural harbours in southwest Mallorca, renowned for its nautical atmosphere, waterfront restaurants and exclusive boutiques. Nearby coves and an excellent range of services make it one of the island's most desirable locations.

*Images by Kristina MÃ¼ller

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Meta Fields

Provincia : Illes Balears

Codigo-postal : 07157

Ciudad : Port d'Andratx

Referencia : 626V

Tipo : villa

Estado : VENTA

Dormitorios : 3

Banos : 3

Superficie : 573

Superficie-util : 382

Superficie-parcela : 1823

Precio-venta : 8450000