



## Modern villa with privacy overlooking the Mediterranean

### Description

This fantastic two-story villa is located in the exclusive area of Cala Llamp in Port d'Andratx, in a privileged and very private corner of the New Folies urbanization, offering beautiful views over the sea and the cove.

This house is characterized by having been built with the best quality materials that, combined with the latest technology, satisfy the most demanding desires.

The rooms are distributed in a generous living-dining room with a fully equipped luxury kitchen, three bedrooms with en-suite bathrooms and a laundry room.

In addition to its beautiful interior patio, garden and terrace with a private pool.

The underfloor heating and air conditioning based on a heat pump and solar energy ensure optimal and efficient air conditioning throughout the year.

The property is completed with electric shutters, two parking spaces and high-end community services such as a large swimming pool, fitness room, SPA, Clubhouse, Concierge service, Smart-Home.

Port d'Andratx is a fishing port that has become one of the most exclusive and beautiful residential areas of Mallorca.

All services, such as the promenade of the port with its shops and restaurants, supermarkets and the Yacht Club with its yachts, are within a few minutes' walk.

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expenses, agency and registration are borne by the buyer. According to the Sales Order with My Blue Mallorca Real Estate, the Real Estate commission is borne by the seller.

**Meta Fields**

**Precio-venta :** 4300000

**Ano-de-construccion :** 2019

**Superficie-util :** 282

**Superficie :** 346

**Banos :** 3

**Dormitorios :** 4

**Estado :** VENTA

**Tipo :** villa

**Referencia :** 410V

**Ciudad :** Port d'Andratx

**Codigo-postal :** 07157

**Provincia :** Illes Balears