

### Exclusive, modern villa with fantastic sea view

Exclusive and new-build modern, elegant villa, just few minutes away from Port Andratx. Plot of 1135m<sup>2</sup> in a charming hillside location with fantastic sea and bay views. Living area 662m<sup>2</sup> including terraces. Lounge-dining room with open kitchen and utility room, 5 bedrooms, 6 bathrooms, guest toilet, various terraces and much more. Large swimming pool, garage for several cars. A stunning piece of architecture in an ideal location.

<b>Ground area m<sup>2</sup></b>	1135
<b>Constructed area m<sup>2</sup></b>	662
<b>Bedrooms</b>	5
<b>Bathrooms</b>	6
<b>Location/features</b>	Energy Performance Certificates B, contemporary interior design, west-facing, panorama and sea views
<b>Inside fittings</b>	under floor heating, air-conditioning h/c, double-glazing windows, stoneware tiling, storage room, open-plan kitchen with electrical appliances
<b>Outside fittings</b>	pool, garden with automatic irrigation
<b>Infrastructure</b>	distance to the next golf course less than 5 km, near the beach, near the marina
<b>Price</b>	<b>12.900.000€</b>



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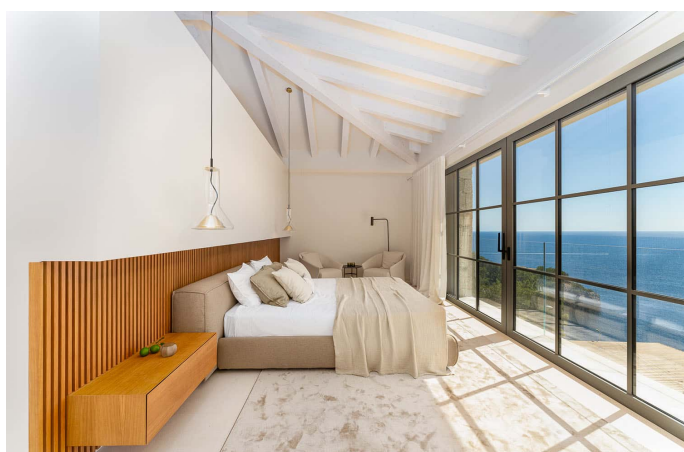
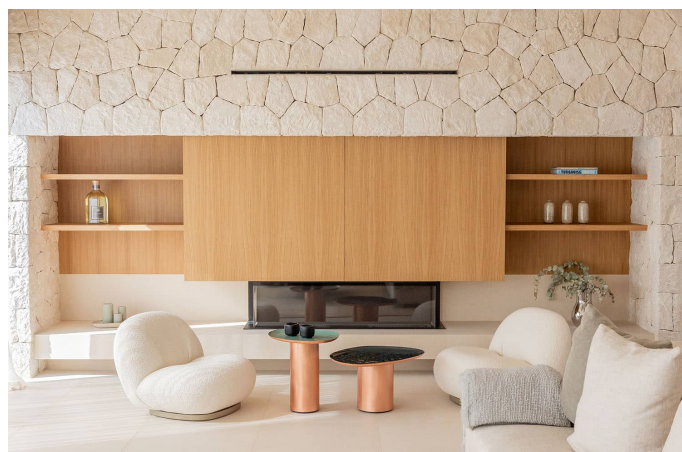
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