

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be



## Mallorca

### Port Andratx

Ref BMRV8

- 4 BEDROOMS
- AIR CONDITIONING
- SMALL HEATED SWIMMING POOL
- SEA VIEWS
- DIRECT ACCESS TO SMALL BEACH
- 10 MINUTES FROM BEACH
- 30 MINUTES FROM PALMA AIRPORT

This uniquely located, 4 bedroom villa has been stylishly and tastefully decorated offering superb sea views across the bay to Port Andratx. With direct access to a small shingle beach at the bottom of the terrace, this is an ideal family location.

The property has off street parking for one car and, being built into the hillside, is accessed directly onto the top floor. Leading off from the main entrance hall are three bedrooms; the master bedroom with sitting area, TV and DVD has an en-suite bathroom with tub and separate shower and private balcony with stunning sea views.

There is a children's bedroom with twin beds and a small bathroom with shower. The third bedroom is a double with sea views and steps leading down to dressing area and en suite bathroom with tub and shower.

Bedroom four, with its own set of stairs from the living area, is a double with en suite bathroom with tub and shower and a private terrace. The main living area is on the lower floor and includes a guest cloakroom and terrace doors running along the entire floor with stunning sea views.

The sitting room is open plan with oversized sofas, feature fireplace and flat screen satellite television with DVD player. The formal dining area seats eight and is conveniently placed alongside the well equipped kitchen with separate pantry.

The exteriors consist of three levels of terraces, the main terrace offers varied seating areas including sofas and day bed, a table for outside dining and a barbeque. The lower terrace has a small, heated swimming pool and sunbathing terraces and the bottom terrace has a bar and seating area overlooking the beach. From here you have steps taking you directly onto the beach.

