

# Mallorca

## Port Andratx

Ref BMSB69

- 5 BEDROOMS
- 5 BATHROOMS
- 15 x 5 METRE SWIMMING POOL
- FULL AIR CONDITIONING
- WALK INTO PORT ANDRATX



Just a few minutes walk from the beautiful port town of Andratx, famous for its high end restaurants, shops and bustling marina, sits this newly renovated villa with lovely sea views. Entrance gates to this small private estate of just 4 properties lead off the street to a driveway that leads to the villa with it's double garage with electric doors that comprise the lower level of this property. From here the villa can also be accessed by foot via solid wood and stainless steel gates which open onto the ample front courtyard.

Steps lead up to the front door which opens onto the entrance hall where all at once the huge dimensions and high end finish of this property is apparent. A large lounge with a pleasant seating area, plasma television within the wall and doors which frame the entire entrance level of this house, open on to the exterior terrace, pool and garden. To the right there is a large dining table, which seats 10 and is open plan to this communal space. To the right of the dining area is a large, beautifully finished and extremely well equipped kitchen. A breakfast bar seats six, on high backed leather stools and there is a further lounging area with plasma television. From here, under a pergola, the al fresco dining area can be accessed through glass terrace doors and overlooks the swimming pool and lawned garden below. There are ample seating and dining areas, which are both covered and open on tasteful new terrace furniture creating a relaxing and private environment. There is an guest house within the grounds which comprises a double bedroom with four poster bed and en suite shower room.

To the left of the entrance hall and lounge, there are two double bedrooms, one of which has an en suite shower room and dressing room and the other has it's own shower room. Stairs from this ground level lead up to a second lounge, with oversized couches, plasma television and beautiful sea views. Two further double bedrooms with en suite shower rooms are on this level. Stairs from this upper ground level lead to a roof terrace. On the lower floor, adjacent to the garage, is the laundry room.

The house benefits from full air conditioning, WI Fi, basic Sky satellite TV, electric shutters, a 15 X 5 metre swimming pool which can be heated upon request, 3 Sonos music systems with interior and exterior speakers as well as a security system. There are 2 outside dining areas and the kitchen is very high tech including a tap for boiling water.

There are several terraces as well as a large, flat lawned area.



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