

## Puerto Andratx

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### Dolce Vita in Port Andratx - exclusive, picturesque, Italian-style luxury-villa luxurious villa

constructed area:	1.145 m <sup>2</sup>	energy certificate:	in process
plot area:	5.449 m <sup>2</sup>		
bedrooms:	7		
bathrooms:	6		
sea view:	✓	<b>price:</b>	<b>€ 9,500,000.-</b>



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### Details:

Welcome to the exclusive 'Chateau Villa Italia', previously the dream hotel of the same name in sophisticated Puerto de Andratx.

The iconic 'El Castillo' is situated directly on the sea in the harbour of Andratx. Its total area of 1.145 sqm is spread over 6 floors, and includes the phenomenal master suite with studio and separate private terrace with unobstructable panoramic views over the sea and the harbour - here you will have the feeling of being the king and queen of Puerto Andratx!

After several years of negotiations with the local authorities, the reform project has now been approved. This exceptional reconstruction project will include 5 further bedrooms and a separate apartment for staff/childrens' nanny with its own entrance, with a wellness zone with indoor pool completing this VIP-offer.

Whether you choose the sunny roof terraces, the tranquil pool-lounge or the garden, you can be sure that you will always have the feeling of living in a luxurious hotel.

Highlights also worthy of mention are a possible upper area which, if desired, could be converted into a large guest house in the future, various light-flooded, Mediterranean-style living areas, a heated outside pool, relax and chill-out zones, fitness plus yoga retreats, jacuzzi, garage parking, lifts to all levels, cinema, bar, rustic wine-cellar, countless terrace areas, heat-pump and solar technology, KNX home-control and alarm systems, unique, automatically-controlled ventilation system - everything possible has been taken into consideration.

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### Location & surrounding area:

Port d'Andratx is one of the best-known natural harbours in Mallorca, once a modest fishing village which, over the years, has become one of the most popular and exclusive areas on the island with its exceptional villas, luxury hotels and nautical activities and numerous high-quality gourmet restaurants serving every kind of international delicacy.

Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, reflected in the fish market which takes place after the arrival of the fishing boats at the pier.

There are also monuments in the harbour of great historic and architectural interest, such as Sant Carlos on the pier, or the defensive towers.

The unforgettable sunsets and the unique flair which make the area so unique can best be celebrated at the end of the day accompanied by an enjoyable glass of wine at the side of the harbour.



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Mediterranean garden with pool



View off the plot



Terrace and pool area



View of the garden



Garden with pool



Garden area



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Exterior area



View of the pool



Exterior view and pool