



# PHOENIX MALLORCA

## "Château Villa Italia" on the seafront of port of Andratx

REF: 2018 · Puerto de Andratx · PRICE: 9.500.000 €



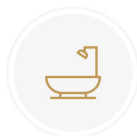
PHOENIXMALLORCA © Photos Kristina Müller



1.145 m<sup>2</sup>



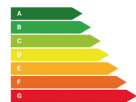
7



10



5.449 m<sup>2</sup>



In process

## Description

The emblematic building stretches over six floors with a total usable area of 1,145 square meters. The phenomenal master suite with studio holds a separate private terrace with unobstructed panoramic sea & harbor views - leaving you feeling like the Queen & King of Puerto de Andratx! Five further bedrooms with en-suite bathrooms, and a one-staff/nanny flat with its own entrance & wellness areas with indoor pools complete this remarkable project's VIP offering. Noteworthy highlights include a possible upper area that may be built into a large guest house in the future (if desired), various light-flooded Mediterranean-style living areas, a heated outdoor pool, relaxation & spa areas, fitness plus yoga retreat zones, jacuzzi, garage spaces, lifts to all levels, cinema, bar, rustic wine cellar, countless terrace areas, heat pump and solar technology, KNX home control/alarm systems, unique ventilation system during absence - all appliances accounted for that you can imagine. The unique building regulations of this plot mean that a building of this size (i.e. 6 floors high & more than 1,000 m2 of usable living space), will never again be feasible in the harbor of Andratx - in this unbeatable location! The building / renovation permits for this project has already been granted and the new potential owner can start renovating this historic property immediately. Photos by Kristina Müller.

HEATING

SEA VIEW

GARAGE

PARKING

AIR CONDITIONING



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