

Port d'Andratx – Südwest

# Ca'n Roca: Dream villa in Cala Llamp with spectacular sea views

*Property ID: 3439*



**PURCHASE PRICE: 12.900.000 EUR • LIVING SPACE: ca. 478 m<sup>2</sup> • LAND AREA: 1.135 m<sup>2</sup>**

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## At a glance

Property ID	3439	Purchase Price	12.900.000 EUR
Living Space	ca. 478 m <sup>2</sup>	Condition of property	First occupancy
Bedrooms	5	Construction method	Solid
Bathrooms	7	Usable Space	ca. 196 m <sup>2</sup>
Year of construction	2022	Equipment	Guest WC, Swimming pool, Sauna, Fireplace, Built-in kitchen

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## Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property



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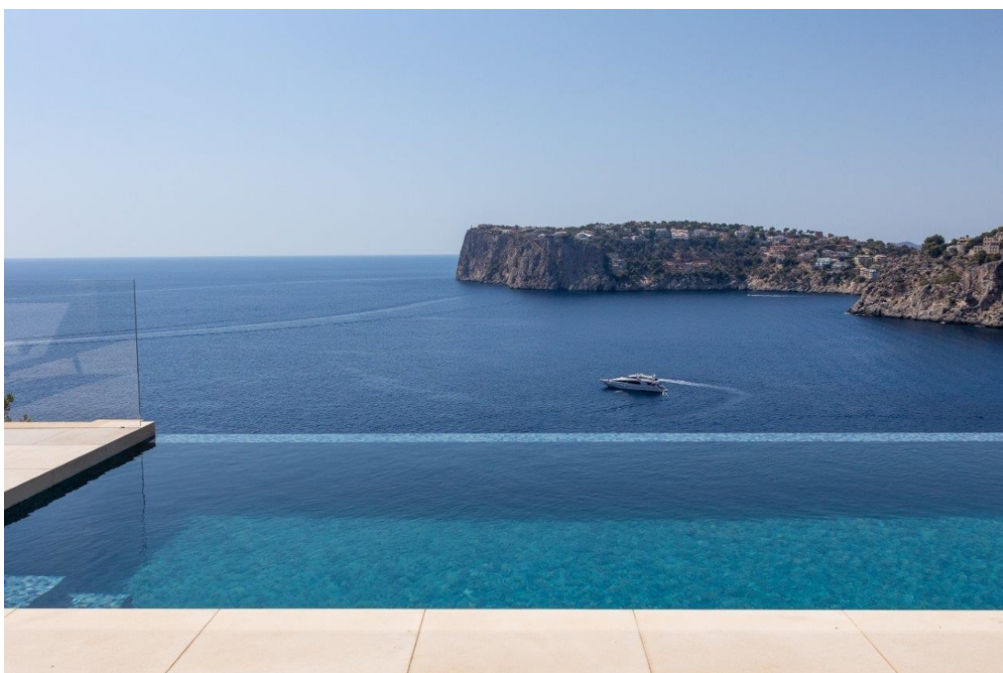
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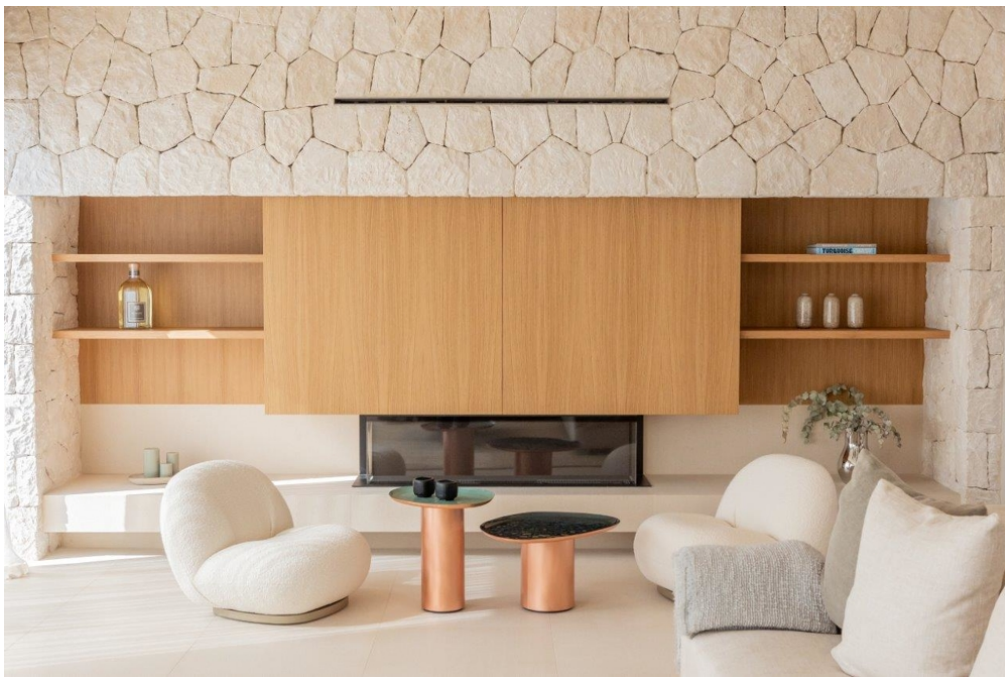
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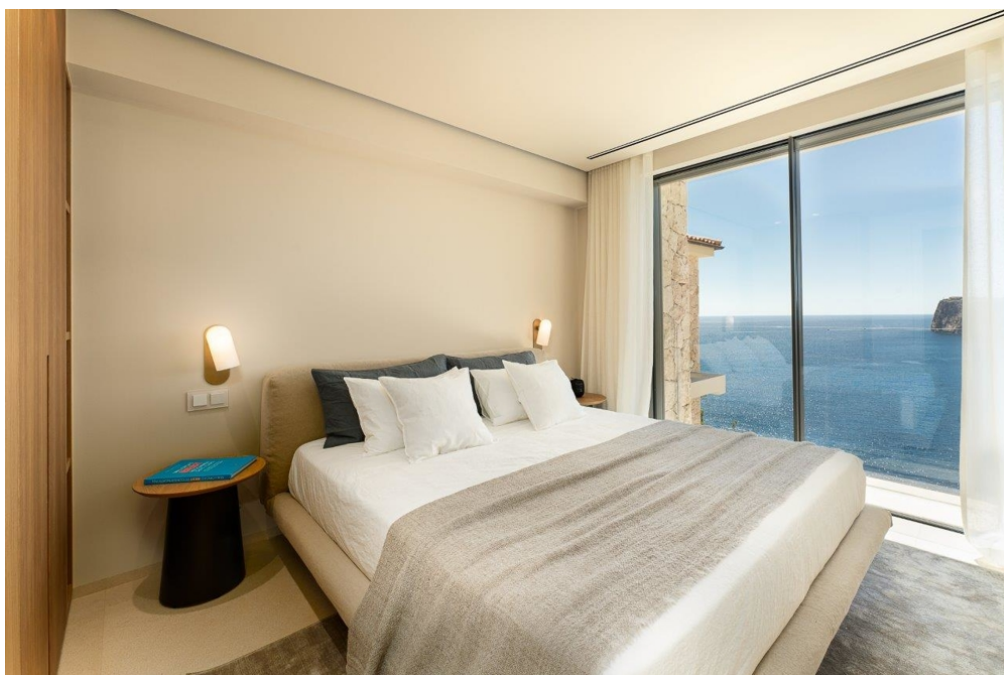
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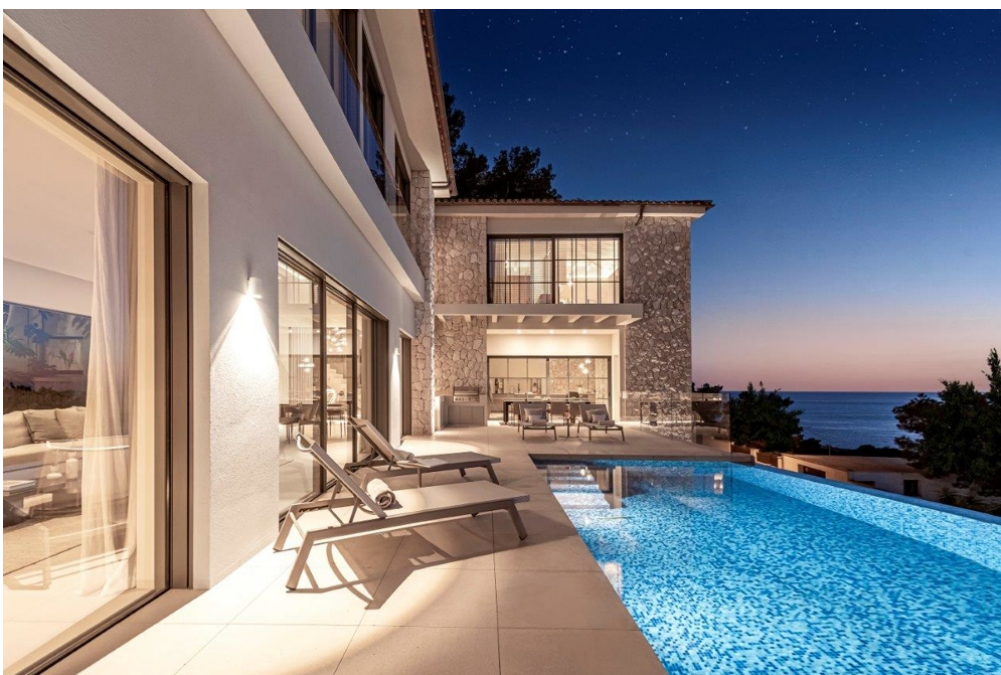
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## A first impression

In the middle of Cala Llamp is this modern new construction villa of absolute superlatives. The project has a fantastic view of the sea and the sunset. The light-flooded rooms, as well as the terrace are distributed on 2 levels, the 5 bedrooms with en suite bathrooms and dressing rooms, a spacious living-dining area, fully equipped, open designer kitchen, as well as the luxurious lounge and barbeque area, with summer kitchen on the pool level offer a fantastic view of the sea and the sunset. On the first floor there is a guest apartment, the private SPA area with sauna and fitness room, as well as technical and laundry room. The perfect furnishing of the villa can be taken over separately.



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## Details of amenities

Elevator  
Infinity pool  
Sauna  
Gym  
Guest apartment  
Gas fireplace  
Underfloor heating  
Air conditioning hot/cold  
Stone floors  
Garage for 4 cars

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## All about the location

Port d'Andratx is a charming seaside resort with its own flair due to the authentic fishing port, with its many restaurants, boutiques and stores. Outside, parallel to the promenade, you will find many individual stores, galleries and cafes with outdoor seating, offering an elegant Mediterranean atmosphere. The luxurious marina of the natural bay is a traditional hub of international yachting and has been expanded in recent years from Puerto Portals and Port Adriano in southwest Mallorca, offering all water sports. The nearby Golf d' Andratx course offers some of the most beautiful views of the sea. The surrounding bays, such as Monport, la Mola and Cala Lamp are home to the most exclusive residential areas of the southwest, especially here you will find some of the most luxurious properties in Mallorca, offering unique views over the coast and the sea. If you can call a villa in Mallorca your own, this is one of the best places to live. The beautiful beach club of Port d'Andratx is also accessible by boat and offers crystal clear waters. The western edge of the Tramuntana region rises right on the edge of the valley of Andratx.

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## Contact partner

For further information, please contact your contact person:

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