



**Ref.:MF2472**

### **Luxurious villa with impressive sea views in Camp de Mar**

This is an impressive contemporary villa from a well known and experienced German developer with a spectacular location high above Camp de Mar. This exceptional modern villa is harmoniously integrated into the mountainside and offers breathtaking sea views. The view stretches from the beautiful bay with its beautiful, blue water to the open sea in the background and offers quiet, security and privacy in this very exclusive setting. The popular beach with restaurants and boutiques is located only a few minutes' walk away. Port D'Andratx with its large selection of cafés and restaurants in the marina are very close by.

Great attention has been put into the design of details to make the most of the stunning panoramic views from the main rooms and terraces. With its south orientation, the villa has sun throughout the day. The unusual construction combines self-supporting structures with fresh, white plaster and a perfectly crafted, minimalist glass façade. The building is seamlessly integrated into nature using a classic combination of natural stone and beautifully handcrafted Mallorcan natural stone walls. The finest natural materials were used for the impressive, modern interior design. There is also a perfect balance between light and shade, creating an atmosphere that is as comfortable as it is pleasant. The construction work has started and is expected to be finalised by the end of the summer 2023.

The villa has a living area of 425 m2 that is divided over 3 floors that includes 4 large bedrooms with en-suite bathrooms. The house can be reached on foot or by car directly from the street and offers a representative and luxurious entrance hall with central staircase and elevator to all floors. Following the concept of luxury, style and sophistication, the interiors on the ground floor communicate seamlessly with the exteriors. Thanks to the high ceilings and panoramic sliding systems made of glass, the grandiose view becomes one with the villa. The Mallorcan interior designers and architects have created spacious and bright spaces with natural stone finishes and custom carpentry, stainless steel and frameless glass. On the entrance level we find the living room with its particularly cool, light and airy flair flow combining smoothly into the outdoor area with pergola. The large, open exclusive fitted kitchen is located on this level as well. It is fully equipped with Gaggenau and Siemens appliances as well as a large kitchen island. The luxurious dining room provides the perfect setting for both a relaxed evening meal and a formal dinner. In addition, there is also a back kitchen which offers additional storage space.











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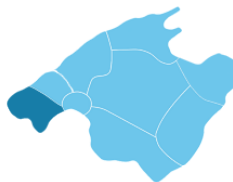


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The 4 spacious and luxurious bedrooms all have en-suite bathrooms and fantastic sea views and are located on the ground floor. The master bedroom includes a fully equipped walk-in closet and an elegant en-suite bathroom with extra large natural stone tiles, bespoke woodwork and glazing and top-quality sanitary facilities with Dornbracht fittings. There is high-quality parquet flooring in all the bedrooms. The well-kept garden surrounded by the chill-out area can be reached from all floors via the external staircase on the side. The fantastic infinity saltwater pool with pool decks on both sides is ideal for sunbathing, swimming and relaxing. From the roof terrace you have the most spectacular view of the sea and the surrounding area. Magnificent sunsets are guaranteed here.

The villa is equipped with the latest technology such as a comprehensive, user-friendly home automation system, video system with app control, elevator access on each floor of the property, fully controllable lighting in all living spaces, independent air conditioning in all rooms, underfloor heating in all rooms, water softening and water purification system, wall fireplace (gas), alarm system. In the basement we find a spacious garage that fits two cars and plenty of storage space. In addition, the spacious forecourt offers additional parking space for up to three vehicles.

	Camp de Mar		1075 m2		yes
	4		4		yes
	425 m2 +  0 m2		5.690.000		yes



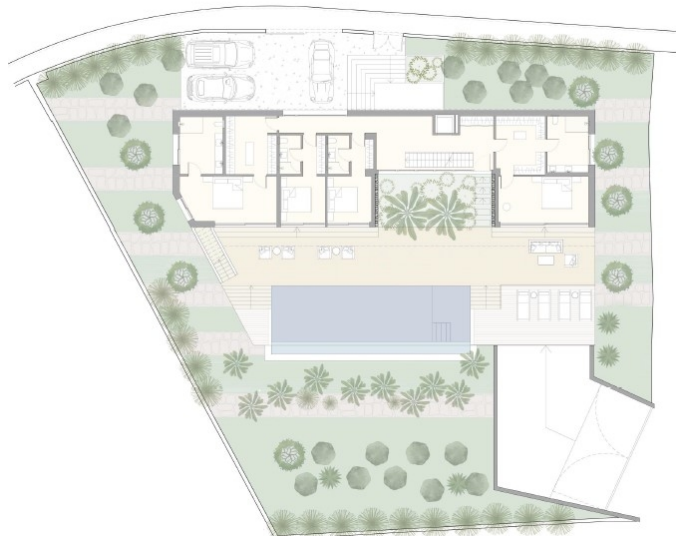




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Calle Aníbal 23D bajos - Santa Catalina - 07013 Palma - Tel: +34 971 22 08 68 - [info@mallorcaresidencia.com](mailto:info@mallorcaresidencia.com)



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