

## Puerto Andratx Referens 122056



Your home. Our passion.

## Dream-villa Eden Roc in Cala Llamp with spectacular sea views, for temporary rental

Byggyta:	527 m <sup>2</sup>	Energicertifikat:	d
Tomt:	3.100 m <sup>2</sup>		
Sovrum:	5		
Badrum:	6		
Havsutsikt:	✓	long term rental*:	€ 15.000,-



\* Förmedlingsavgift: 1,7 månadshyra plus 21% moms  
Monthly rental fee - Rentals with contract period of minimum six months.

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### Detaljer:

The Villa Eden Roc is a luxurious retreat in the midst of the picturesque green landscape of Cala Llamp, and is presently offered for temporary rental. The elegantly-renovated property includes 5 stylish bedrooms and 6 luxurious bathrooms, distributed over the main house, a guest house and a separate studio, all with breathtaking sea views and promising absolute privacy.

Its impressive amenities include a heated pool, a modern fitted kitchen, and a spacious terrace offering beautiful panoramic views, with the proximity to the exclusive "Gran Folies" beach club and lively Port Andratx creating a perfect balance between tranquillity and vibrant coastal flair.

With a generous floor space of approx. 527 sqm, the villa stands on a plot of 3,100 sqm plot and offers ample space and comfort. The surrounding area invites with sandy beaches, water sports facilities, fine dining, exclusive boutiques, and art galleries all close by, and the nearby picturesque harbour of Port Andratx combining luxurious living with natural beauty and Mediterranean charm.

Due to its ideal location the villa is only 35 minutes from Palma de Mallorca airport, assuring excellent international accessibility.

Villa Eden Roc truly provides the perfect place to enjoy the beauty and elegance of Mallorca to the full.

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### Läge & omgivningar:

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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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D	104.60	32.90
E		
F		
G menos eficiente		

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