



Ref: MP-1724

## ELEGANT AND COZY VILLA IN A PRIME LOCATION

Living Area 364 m<sup>2</sup>

Plot 826 m<sup>2</sup>

Bedrooms 4

Bathrooms 5

2.750.000 €

### PORT D'ANDRATX

Located in the Can Borrás urbanisation, just a 10-minute walk from the harbour, Villa SABIO offers a spacious and well-maintained home in a convenient yet peaceful setting. This 364 m<sup>2</sup> villa sits on an 826 m<sup>2</sup> plot, providing ample space for comfortable family living and entertaining. With a south-facing orientation, the villa enjoys plenty of natural light throughout the day, creating a warm and inviting atmosphere.

#### Key Features & Highlights:

- Four spacious bedrooms and four bathrooms
- Bright and airy interiors with generous living spaces
- Fully updated kitchen with high-quality appliances
- Air conditioning (hot/cold) in all bedrooms
- Energy-efficient electric underfloor heating
- Cozy fireplace with a glass door
- Saltwater pool with surrounding terrace areas
- Covered outdoor spaces with a BBQ area
- 47 m<sup>2</sup> garage with space for two cars
- Separate utility, storage, and laundry room
- Security alarm system and high-speed WiFi
- All furniture included in the sale price



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