



**Unique opportunity to acquire a historic villa in a dream location**

Location:	Puerto de Andratx
Year of construction:	1950
Plot:	5.449 m <sup>2</sup>
Living space:	1.548 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	6
Energy Rating:	in process
Price:	10.950.000 €



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## Unique opportunity to acquire a historic villa in a dream location

This villa, built in the 1950s, served for many years as a luxury hotel with a dream sea view over the bay of Puerto d'Andratx. The building, constructed on a 5,450m<sup>2</sup> hillside plot, offers around 1,550m<sup>2</sup> of living space. This is spread over 5 floors. EC - 157 m2

- Access level/entrance/garage space/elevator
- LEVEL 1 - 102 m2
- Bar/Bodega/Cinema area/Storage/Toilet/Terraces
- LEVEL 2 - 331 m2
- Guest 01/Staff/Apartment/Spa/Yoga/Gym/Relax/ Toilet/Storage/Terraces
- LEVEL 3 - 225 m2
- Living room 01 - 02 - 03/dining room/kitchen/second Kitchen/Bodega/WC/Terraces
- LEVEL 4 - 223 m2
- Guest 02 - 03 - 04 - 05 / guest kitchen / machine Rooms/Terraces
- LEVEL 5 - 107 m2
- Impressive master area/dressing room/master Bathrooms/Terraces/Pool level.

Please note that the unique building regulations of this property mean that a building of this size (i.e. 6 storeys high & over 1,000m<sup>2</sup> of living space) will never again be viable in Port of Andratx - in this unbeatable location! The building/renovation permit for this project has already been granted and the new potential owner can immediately start renovating this historic property. After more than three years of project and license planning, a building permit could finally be obtained to convert the CHATEAU VILLA ITALIA back into a private property, as it was in 1950.

The complete construction documents are available and enable the immediate start and conversion of the project via the building permit, the complete tender and even offers from a very well-known building contractor. Construction time approx. 1.5 years (the necessary accounting work has already begun).

All informations in this publication are based solely on the information provided to us by our client / seller. We, Finest Properties Mallorca S.L., can therefore not guarantee the completeness, correctness and actuality of this information. The prices indicated do not include additional costs that the buyers have to pay such as taxes, notary fees

No commission for the buyer.

Mistakes and intermediate sales reserved.

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