

VILLA TEE 14

Exclusive Luxury Living at Golf d'Andratx | Camp de Mar

■ EXCLUSIVE MANDATE & FLEXIBLE VIEWINGS

This property is offered exclusively by Mallorca Premium Immobilien. As we hold the keys, viewings are available at any time, including weekends and short-notice requests. Please contact Dr. H. Felix Schmidt directly to arrange your private viewing.

Key Property Specifications

Property Type:	Mediterranean Townhouse with Tower Room	Bedrooms:	3 (Tower room flexibly usable as 4th)
Living Area:	approx. 200 m²	Bathrooms:	3 Full Baths + 1 Guest WC
Plot Size:	approx. 267 m²	Internet:	High-speed Fiber Optic available
Year / Condition:	2004 / Excellent Condition	Asking Price:	€ 898,000.– (only € 4,490/m²)

■ Investment Highlight: Exceptional Market Opportunity

The owner rewards a swift and smooth contract execution with an exceptional asking price of € 898,000.– (€ 4,490/m²).

Market Context (2026): The average square meter price for houses in the exclusive Camp de Mar area stands at approx. € 10,321/m². Acquiring this property at under € 4,500/m² represents a prime, high-yield investment opportunity in Mallorca's southwest.

Property Description

Constructed by prestigious British developer Taylor Wimpey, the Mediterranean residential complex "La Perla" sits on a gentle hillside surrounded by the lush fairways of the renowned "Golf d'Andratx" course. Villa Tee 14 spans three beautifully appointed floors:

- **Ground Floor:** An open, light-flooded living and dining area with a cozy open fireplace forms the heart of the house. The adjoining, fully equipped luxury kitchen leaves nothing to be desired. This floor also hosts a comfortable bedroom and a practical guest WC. Large glass doors lead out to spacious, partially covered terraces with access to the private garden.
- **Upper Floor:** Dedicated to your private retreats. The master bedroom features an elegant en-suite bathroom and a private balcony overlooking the Mediterranean landscape.
- **Top Floor (Tower Room):** The charming tower room on the second floor leads directly onto a private rooftop sun terrace. This flexible space is ideally used as a 4th bedroom, office, or creative studio.

Amenities: Gas underfloor heating, integrated air conditioning, fitted wardrobes, double-glazed aluminum windows, private parking, and underground garage. The community offers 3 immaculate pool areas and lush

gardens.

Prime Location & Infrastructure

Camp de Mar is one of the most prestigious luxury resorts in Southwest Mallorca. Known for its upscale ambiance, it is home to the championship golf course and the new 5-star *Zafiro Palace Andratx* hotel (nominated for the Condé Nast Traveler Awards).

- **Beach & Sea:** The fine sandy beach of Camp de Mar and its iconic island restaurant "Illeta" are just 300 meters away.
- **Golf Club:** The first tee of "Golf d'Andratx" is reachable within a short 5-minute walk.
- **Lifestyle Marina:** The fashionable Yacht Club of **Puerto de Andratx** with premium dining and boutiques is a mere 5-minute drive.
- **Connectivity:** Supermarkets in Andratx and Puguera are 2 minutes away. Palma city center and the international airport are accessible in approx. 25 minutes.

Legal Disclaimer & Corporate Identification

This offer is subject to agency commission fees in accordance with our terms and conditions. Purchase-associated costs (property transfer tax, notary, legal, and land registry fees) are to be borne by the buyer. All data provided is based on owner specifications; no liability is assumed for correctness or completeness. Subject to prior sale.

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LETTER OF INTENT (LOI) / EXPRESSION OF INTEREST

Non-binding Purchase Intent for Villa Tee 14, Camp de Mar

To: Mallorca Premium Immobilien Management SL

Email: info@mpi-group.es | **Attn:** Dr. H. Felix Schmidt

I/We hereby formally declare my/our serious interest in acquiring the property known as **Villa Tee 14, Camp de Mar**, at the price and conditions outlined below:

Prospective Buyer Name(s):	_____ _____
Passport / ID / NIE Number:	_____ _____
Current Residential Address:	_____ _____
Phone & E-Mail Address:	_____ _____
Proposed Purchase Price:	€ _____ (EUR)
Financing Status:	☐ Equity / Own Funds available ☐ Mortgage approval pending (____ % requested)
Target Notary Date:	_____ _____

Terms & Next Steps:

1. Upon receipt and validation of this Letter of Intent (LOI), the broker will submit the offer to the seller for approval.
2. If accepted, the parties intend to sign a formal Option Contract (Arras) within 7–14 days, accompanied by a 10% deposit payment.
3. This document constitutes an expression of serious interest and does not establish a final binding purchase contract until the notarized deed is executed.

Place, Date

Signature of Prospective Buyer(s)