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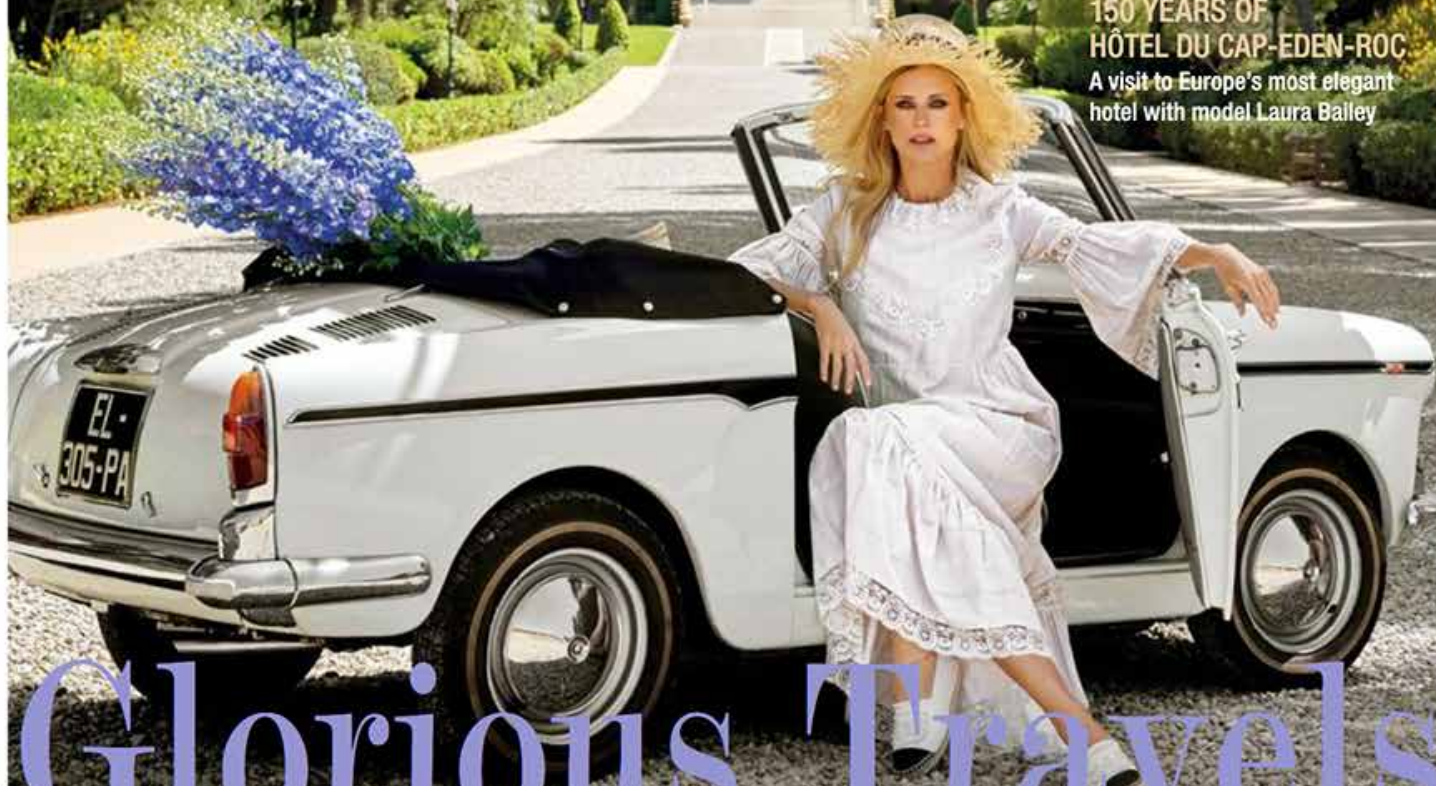
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The furnishing concept for the villa was envisioned by the interior design studio 'Terraza Balear', in collaboration with Minotti.



Finesse on Majorca's Coast

The steep coastline of Port d'Andratx in the southwest of Majorca is certainly one of the most sought-after regions on the Balearic Island. The architectural masterpiece known as **Villa Seahouse** – with furnishings by the Italian designer brand Minotti – is the new jewel in the crown of this rugged shore.

TEXT: Christina Libuda PHOTOS: Mauricio Fuertes & Eduardo Marquez

PHOTO: MAURICIO FUERTES

"Fresh influences from the Mediterranean lifestyle
meet timeless elegance in this villa."

MARIANA MUÑOZ



PHOTO: EDUARDO MARQUEZ

Rooms with a view: All bedrooms on the upper floor afford unobstructed vistas overlooking the bay and the sea.



The grounds of the Villa span 1,130 square metres in total, including a small garden and a 13-metre infinity pool.



PHOTO: EDUARDO MARQUEZ

'The beauty of 'Villa Seahouse' is a genuine feast for the eyes.'

RENATO MINOTTI



Due to the hillside location, Villa Seahouse extends over four floors. On the first floor, underneath the pool, is the guest wing of the property. The open plan living space on the second floor opens up to a fabulous terrace and pool. The top floor draws residents and guests with its ocean views.



I am fascinated by the landscapes of Majorca, the sea, and the magical natural lights of the island," enthuses Renato Minotti, while the Spanish sky above him slowly shrouds itself in glorious reddish-pastel shades. The Co-CEO of the Italian premium interior design company Minotti is visiting the Balearic island for the very first time. He saved his debut for the opening event of the impressive new development 'Villa Seahouse', which was built in Cala Llamp, on the precipitous coast of Port d'Andratx, by the architect Achim Marwitz. "The beauty of the island has impressed me greatly, as has the unique concept for the villa, which blends in perfectly with its surroundings. It is a wonderful marvel of contemporary Mediterranean architecture," says Minotti.

Clean lines, sleek silhouettes, neutral colours, abundant glass – it is the modernist interpretation of a traditional Spanish finca. The interiors span some 716 square metres in total, extending over four floors that include guestrooms and lounges. 415 square metres are dedicated to living interiors, and the vision was clear: to fill these spaces with the utmost finesse and comfort. Far from being left to chance inside Villa Seahouse, this was left to Mariana Muñoz, Managing Director of the interior design studio 'Terraza Balear'. The company has been creating concepts for unique living spaces since 2010. Terraza Balear sees more than 200 projects through to completion every year on the Balearic Islands, where it is the exclusive partner of the Italian luxury interior design brand Minotti. And when it came to the furnishing of Villa Seahouse, Minotti pieces were also used for the main part, which, combined with carefully matched materials, create a harmonious whole. "The interior concept is exceptional in that it combines the Majorcan scenery with the sophistication and elegance of our brand, 'Made in Italy'," says Renato Minotti, musing on the project. He assumed management of the international company with his brother Roberto back in 1991. This is, in fact, now the second time that an Engel & Völkers residence has been furnished in collaboration with Minotti. "Thanks to the excellent partnerships with Terraza Balear and Minotti, Villa Seahouse can position itself as one of the finest homes anywhere on the Balearic Islands," says Hans Lenz, Managing Director of Engel & Völkers Majorca Southwest.

Even the entrance hallway immediately steals the show. Walls soaring to seven metres high, light oak panelling on the ceiling and an impressive lighting installation are just so overwhelming that you feel you need a sit down on the 'Lawrence Clan' seating by Minotti positioned in the middle of the space. From here, you can watch during the day as the sunlight falls through the small indoor garden and into this entry area. Climbing plants slowly make their way up the walls to the first floor, which guests can reach either by elevator or by taking the stairs. Rather like in the style of a gallery, this staircase looks down with a sweeping view over the atrium below. This level provides plenty of scope for pursuing personal visions. In addition to separate guest quarters, an exclusive spa area or even a home cinema could be installed here.

The stairs lead up again to the heart of the house: the communal living area, with floor-to-ceiling walls of glass that give rise to a seamless transition between the inside and the outside. The panorama: the steep cliffs lining the bay of Port d'Andratx, with the sea beyond. "It is a unique scene," says Mariana Muñoz, "I knew right away that it is the sense of connection with nature that gives this home its finishing touch." The entire design concept is based around bringing the harmony of the surroundings inside the villa to create an elegant retreat. "Top-quality materials such as wood and natural stone have been used, with soft colours that blend in wonderfully with the immediate environment there," Minotti adds. Despite its impressive dimensions, the space conveys a distinct sense of cosiness. The living, kitchen and dining areas are each interconnected. "The living room features Rodolfo Dordoni's 'Alexander' seating system, alongside the 'Jensen' armchair and the 'Ring' coffee table featured in the latest Minotti collection," he adds. A small and special garden makes for an oasis of tranquillity.



Strong partnership: Renato Minotti, Co-CEO of Minotti, and Mariana Muñoz, Managing Director of Terraza Balear, at the opening of the villa.

In the adjoining dining area, eight elegant 'Fil Noir' chairs by French designer Christophe Delcourt stand around a rustic wooden table, made in one single piece. Just next door, cooking is done on a modern designer kitchen island, which boasts splendid cabinetry finishes. Just three steps lead you out onto the terrace: a summer paradise with 'Cuadrado' seating modules by Marcio Kogan where you can sit and gaze out over the 13-metre infinity pool to the sea. The barbecue area is the ideal place for spending long evenings with both large and intimate gatherings. One thing is certain: Anyone who enjoys entertaining will find the right place for every conceivable occasion in this villa. The private quarters on the upper floor afford an unparalleled view. From the designer bed by Rodolfo Dordoni and the free-standing bathtub in the master bedroom, you can look out across the blue as far as the boundless horizon.

Exquisite design, hidden storage space, two washbasins, and a level shower in the bathroom en suite. Those who spend the night here will have found their perfect bedroom in life. The villa has five bedrooms and five bathrooms in total, along with separate guest quarters and two indoor parking spaces. It also boasts underfloor heating, heat pumps and solar thermal energy, high-quality Minotti furnishings, and a fully fitted Bulthaup kitchen. Its magnificent position on this coastal hillside provides residents with absolute privacy. A unique selling point in the desirable southwest of Majorca. Only 25 minutes by car from Palma, the island's capital, and the airport, the former fishing village of Port d'Andratx awaits with charming boutiques and cafés. The authentic local restaurants serve freshly caught fish, while the 'Gran Folies' beach club – a stone's throw from the villa – is the evening hotspot to meet for a sunbather. Although those fortunate enough to live here in future in this prime spot will most probably prefer to enjoy the view from their own terrace. At least that's what Renato Minotti would do: "Villa Seahouse is a quite perfect paradise during the summer months. A place to simply relax and enjoy the spectacular Majorcan sunsets."

SPAIN, MAJORCA, PORT D'ANDRATX PRICE EUR 13.7 MILL. INTERIOR APPROX. 415 m² LAND APPROX. 1,130 m²
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