

# Puerto Andratx

Referens 077669



Your home. Our passion.

## Sea view villa - Mediterranean way-of-life on the exclusive residencial area La Mola in Port Andratx

Byggyta:	375 m <sup>2</sup>	Pool:	✓
Tomt:	871 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	4		
Badrum:	3		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 4.200.000,-</b>



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### Detaljer:

Welcome to this exclusive villa, which is located in the wonderful La Mola area, a quiet residential neighbourhood near to the noble marina of Puerto Andratx. The peninsula La Mola is well-known for its picturesque beauty, surrounded by Mediterranean woods and breathtaking views over the sea. The villa was renovated in 2012 and brought up to the most modern technological standards.

It stands on a plot of land of 871 sqm, and its comfortable living space of 375 sqm is spread over 2 levels.

With 4 light-flooded bedrooms and 3 bathrooms, plus a separate guest WC it offers ample space for friends and family, and the room design is optimally distributed so that all parts of the house have their own private area. There is also a lovely, open kitchen with dining area, a breakfast terrace, a spacious living area, a further dining area and an office close to the main bedroom.

Special highlights are presented by the external area of the villa which makes unforgettable moments possible with its great charm. Enjoy the wonderful surrounding countryside whilst relaxing on one of the sunny terraces or in the crystal-blue pool, or on one of the large terraced areas with their Mallorcan flair offering beautiful views over the harbour. A further highlight is presented by the lovely roof terrace with its outlook over the blue Mediterranean sea.

All-in-all this exceptional villa presents a unique opportunity to own an exclusive property situated in one of the most beautiful regions of Mallorca. The residence is both the perfect holiday domicile, whilst offering excellent potential as an investment object. We are proud to be able to present this completely, core-renovated villa to you.

Photos: Kristina Müller

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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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