

## Puerto Andratx

Referens 077806



PORTA MALLORQUINA®

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## Garden-apartment in a popular residential complex with outstanding sea views in Port Andratx

Byggyta:	109 m <sup>2</sup>	Pool:	✓
Sovrum:	2	Energicertifikat:	pågående
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 1.195.000,-</b>



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### Detaljer:

This sea-view apartment, recently renovated to a very high quality, offers wonderful view over the sea, the harbour entrance and the La Mola peninsula. The harbour with its diverse restaurants, shopping galleries and cafés is just a few minutes walk away.

An absolute highlight is provided by the breathtaking sea views, which can be enjoyed both from the light-flooded living room and from the panorama-terrace on the same level. Here enchanting sunsets await.

The garden apartment has a living space of 94 sqm distributed over 2 bedrooms, 2 bathrooms, one of which is en suite, and an open-plan living/dining area with a fully-equipped kitchen with cooking island from where there is access to a terrace of 15 sqm. From here the 58 sqm garden with exclusive rights-of-use can be accessed.

During the last renovation the apartment was modernised and equipped with new bathrooms, floors, underfloor heating, air conditioning, indirect LED lighting, fitted wardrobes and modern furnishings.

Further features include a communal pool, lift, cable sat-TV, alarm system and a fireplace.

The combination of functionality, charm and timeless design makes this exceptional property perfect for both families or couples.

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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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Dieses hochwertig renovierte Meerblickapartment bietet einen wundervollen Blick über das Meer, auf die Hafeneinfahrt sowie die Halbinsel La Mola. Der Hafen mit seinen zahlreiche Restaurants, Galerien und Cafés ist nur wenige Gehminuten Minuten entfernt.

Absolutes Highlight ist der atemberaubende Meerblick, sowohl aus dem lichtdurchfluteten Wohnzimmer, als auch von der Panoramaterrasse auf der gleichen Ebene. Hier erwarten Sie traumhafte Sonnenuntergänge.

Das Garten-Appartment erstreckt sich innen über eine Konstruktionsfläche von 94 qm und verfügt über 2 Schlafzimmer, 2 Badezimmer davon eines en Suite. Der offene Wohn-/Essbereich verfügt über eine vollausgestattete Küche mit Kücheninsel. Von hier gelangen Sie auf die Terrasse von 15 qm mit direktem Zugang zum Garten mit exklusiven Nutzungsrecht von 58 qm.

Bei der letzten Renovierung wurde das Apartment modernisiert, mit neuen Badezimmern, Böden, Fußbodenheizung, Klimaanlage, indirekter LED-Beleuchtung, Einbauschränken und modernen Möbeln ausgestattet.

Weitere Ausstattungsmerkmale: Gemeinschaftspool, Fahrstuhl, Kabel Sat Tv, Alarmanlage und ein Kamin.

Durch die Kombination von Funktion, Charme und ein zeitlosem Design eignet sich dieses Angebot perfekt für Familien oder Paare.

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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