

## Puerto Andratx Referens 121376



PORTA MALLORQUINA®

Your home. Our passion.

## Apartment with sea views and large terrace in Puerto de Andratx

Byggyta:	273 m <sup>2</sup>	Pool:	✓
Sovrum:	2	Energicertifikat:	e
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 1.450.000,-</b>



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### Detaljer:

This wonderful apartment is situated in Puerto de Andratx in the exclusive Sa Cala residential community in Cala Llamp, and is characterised by its breathtaking picturesque sea views and its proximity to the Gran Folies Beach Club, which is only a few steps away.

One of its highlights is presented by a large, partly-covered terrace which surrounds the whole apartment and at the rear has an elevated lounge area with a pergola, providing direct access to the communal pool.

The spaciouly-designed property is conveniently accessible by a lift, and offers ample space for comfortable occupancy. Its living space includes a large living/dining area, a separate kitchen, and 2 bedrooms, each with en-suite bathroom, one with a shower and the other with a bathtub. All rooms have direct access to the terrace.

Further features include hot/cold air conditioning, underfloor heating in the bathrooms, a utility room, and a carport.

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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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**Escala de la calificación energética**

	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	114.30	34.00
<b>F</b>		
<b>G</b> menos eficiente		

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