

## Puerto Andratx Referens 122399



Your home. Our passion.

Your retreat with Mediterranean flair in Port Andratx – just a few steps from the harbor

Byggyta: 100 m<sup>2</sup>  
Sovrum: 2  
Badrum: 2  
Balkong/Terrass: ✓  
Havsutsikt: -

Pool: ✓  
Energicertifikat: f

**Pris: € 630.000,-**



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### Detaljer:

In one of Mallorca's most beautiful areas, in the charming Port Andratx, this cozy apartment is located in a well-maintained residential complex. The harbor, restaurants, and shops are all within easy walking distance. The apartment is part of a small, well-organized, and lovingly maintained community, where everything is carefully looked after and kept in excellent condition.

A highlight is the spacious, 17 sqm covered terrace overlooking the well-kept garden area. It can be enjoyed all year round – for breakfast, relaxing in the afternoon, or simply enjoying the private outdoor space. The complex offers peace, a relaxed atmosphere, and an inviting community pool. Here you can enjoy privacy along with a pleasant neighborhood environment – ideal for the Mediterranean lifestyle.

The apartment offers a total of 83 sqm of constructed interior space, comprising two bright bedrooms with built-in wardrobes, two bathrooms, and an open-plan living and dining area with an integrated kitchen. Large windows provide plenty of light and create a cozy atmosphere with typical Mallorcan style.

Next to the kitchen, a practical storage room provides space for a washing machine and additional belongings. The property also includes a private outdoor parking space and a separate cellar, adding convenience and functionality. A brand-new water system has been installed, making the tap water completely safe to drink – a modern detail that enhances comfort and everyday living.

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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

**A** más eficiente

**B**

**C**

**D**

**E**

**F**

**G** menos eficiente

145.38

42.30

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