

# Puerto Andratx

Referens 077572



PORTA MALLORQUINA®

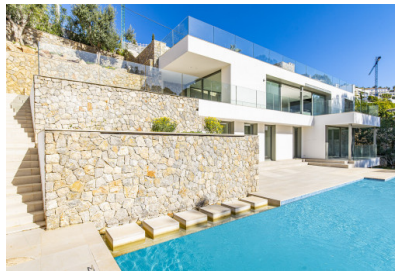
Your home. Our passion.

## New build villa with flat garden and partial sea views in the bay of Andratx

|             |                      |                   |                      |
|-------------|----------------------|-------------------|----------------------|
| Byggyta:    | 330 m <sup>2</sup>   | Pool:             | ✓                    |
| Tomt:       | 1.045 m <sup>2</sup> | Energicertifikat: | i arbete             |
| Sovrum:     | 4                    |                   |                      |
| Badrum:     | 4                    |                   |                      |
| Havsutsikt: | ✓                    | <b>Pris:</b>      | <b>€ 3.500.000,-</b> |



## Puerto Andratx Referens 077572



### Detaljer:

This stunning villa is located in the exclusive village of Port d'Andratx. It is a first occupancy from 2021, which means that this luxury property is in mint condition. The villa extends over two floors and offers a generous room layout with approx. 330 sqm of living space.

This exquisite property has a total of 5 rooms, including 4 bedrooms and 4 bathrooms, making each individual living area a private oasis of retreat. The high-quality furnishings leave nothing to be desired, with particular attention paid to the luxurious stone flooring and the elegant fireplace, which provides cozy warmth and an atmospheric ambience in the cooler months.

The centerpiece of the outdoor area is the private swimming pool, which invites you to relax and refresh yourself on hot summer days. The villa enjoys a superb location in Port d'Andratx, one of the most sought-after locations known for its picturesque coastline, exclusive marina and excellent gastronomy.

In addition, there are 2 parking spaces and state-of-the-art technology, including underfloor heating, air conditioning and a heat pump.

## Puerto Andratx Referens 077572



### 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.

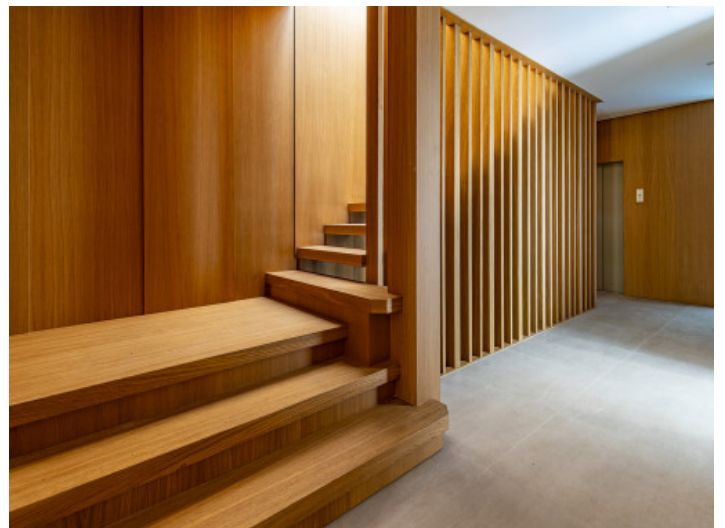
The unforgettable sunsets and the unique flair which make the area so unique can best be celebrated at the end of the day accompanied by an enjoyable glass of wine at the side of the harbour.

Puerto Andratx  
Referens 077572



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.

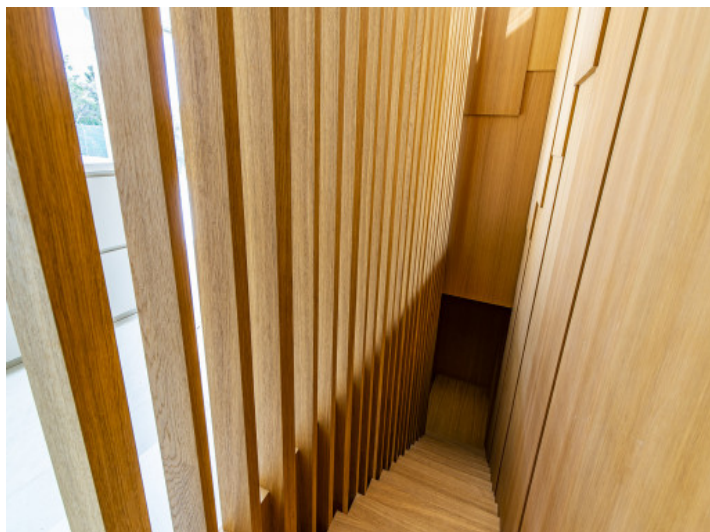
Puerto Andratx  
Referens 077572



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.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

Puerto Andratx  
Referens 077572



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.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)