

# Puerto Andratx

Referens 077757



PORTA MALLORQUINA®

Your home. Our passion.

## Exclusive dream-villa in Cala Moragues combining modern luxury and Mallorcan tranquillity

Byggyta:	535 m <sup>2</sup>	Pool:	✓
Tomt:	1.039 m <sup>2</sup>	Energicertifikat:	e
Sovrum:	4		
Badrum:	4		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 3.950.000,-</b>



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### Detaljer:

This exclusive and contemporary villa is situated in a unique location in Cala Moragues, very close to the elegant harbour of Puerto de Andratx. It presents itself as a real treasure, combining modern luxury with Mallorca's peaceful atmosphere. The unique design of the property makes it an exceptional opportunity.

A real highlight is presented by the external area with a total terrace area of 300 sqm, with barbecue grill and separate pool zone from where breathtaking views of the majestic mountain of Cala Moragues can be enjoyed.

A living space of 235 sqm is distributed over a spacious living/dining area, a modern, open kitchen, and 4 bedrooms, each with its own bathroom. The main bedroom is located in a charming Mallorcan circular tower which is the unmistakable emblem of the property, radiating a special fascination.

During the careful construction of the villa only the highest-quality materials were used in order to create a truly elegant ambience.

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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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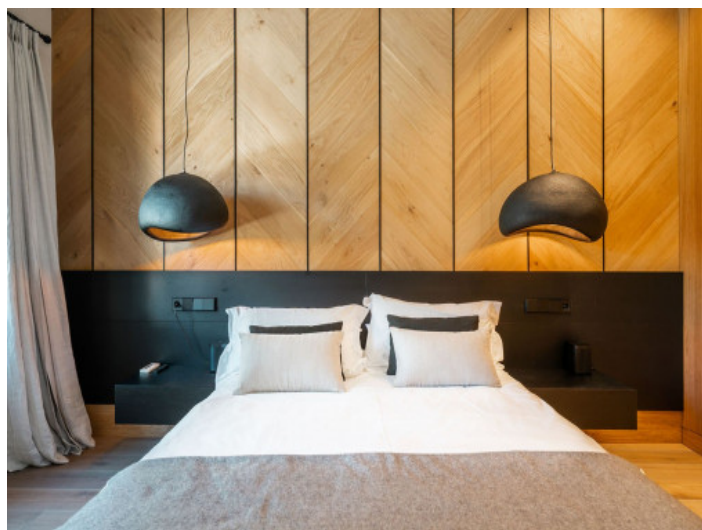
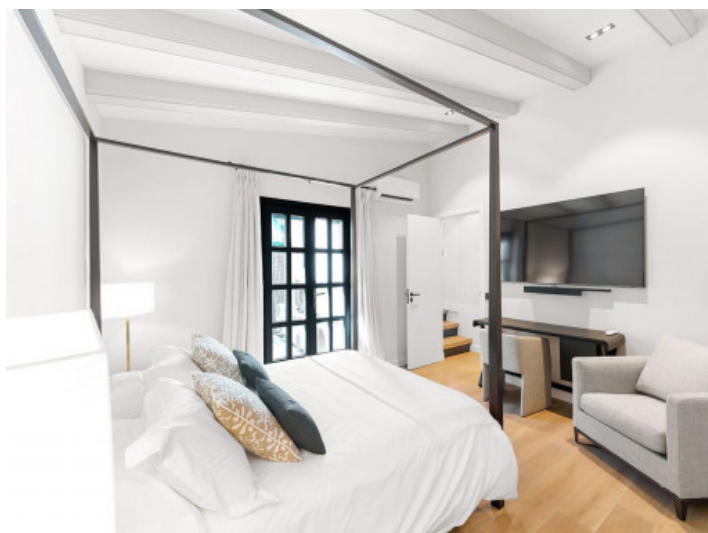
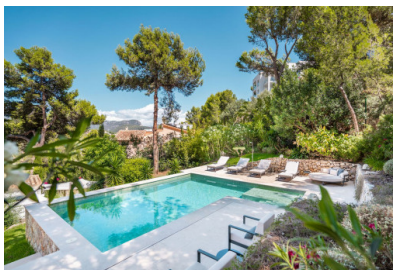


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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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	128.30	39.60
F		
G menos eficiente		

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