

Puerto Andratx Referens 077763



PORTA MALLORQUINA®

Your home. Our passion.

Exclusive villa on the first sea line in Port Andratx

| | | | |
|-------------|----------------------|-------------------|-----------------------|
| Byggyta: | 464 m ² | Pool: | ✓ |
| Tomt: | 1.508 m ² | Energicertifikat: | d |
| Sovrum: | 4 | | |
| Badrum: | 4 | | |
| Havsutsikt: | ✓ | Pris: | € 12.000.000,- |



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Detaljer:

This stunning seaside villa represents exquisite living, where contemporary elegance seamlessly merges with loving details, capturing the inviting allure of Mediterranean aesthetics.

It sprawls across a generous plot of over 1,500 square meters and offers a total living area of 306 square meters on 2 floors. A standout feature of this residence is the incomparable sea views and breathtaking sunsets that can be enjoyed year-round.

The modern kitchen is equipped with high-quality appliances and exudes understated sophistication. The adjoining private breakfast and dining area is surrounded by expansive, blue-tinted windows that capture the sunset view and lend a special atmosphere to every family gathering.

The villa boasts 3 light-filled bedrooms, each with its own bathroom featuring carefully selected Mallorcan stones that underscore the timeless charm of the residence. A heated infinity pool, surrounded by sun-drenched loungers and stylish designer furnishings, invites relaxation. A private whirlpool, outdoor lounge, and barbecue area ensure that every moment is enjoyed to the fullest. Additionally, the villa offers a gym specially tailored to the needs of wellness enthusiasts, thus creating a personal retreat.

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Läge & omgivningar:

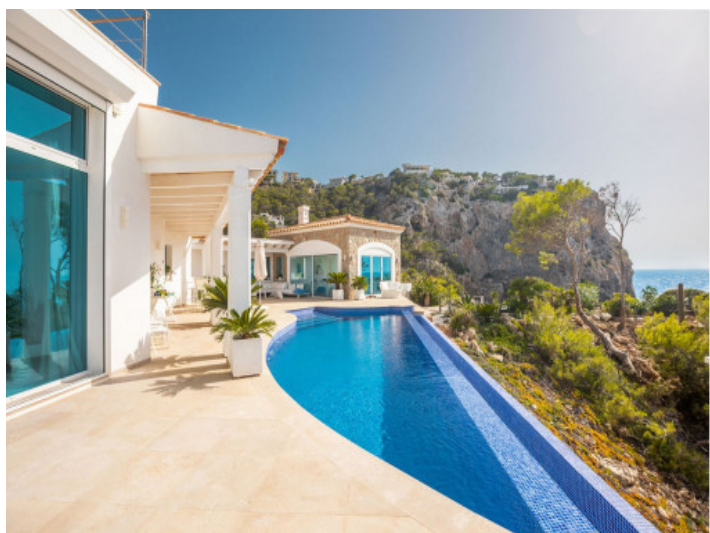
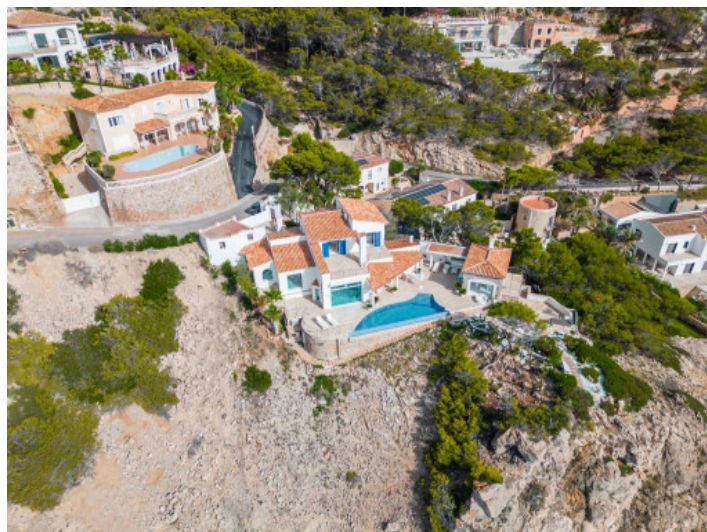
Port d'Andratx is one of the best-known natural harbours in Mallorca, once a modest fishing village which, over the years, has become one of the most popular and exclusive areas on the island with its exceptional villas, luxury hotels and nautical activities and numerous high-quality gourmet restaurants 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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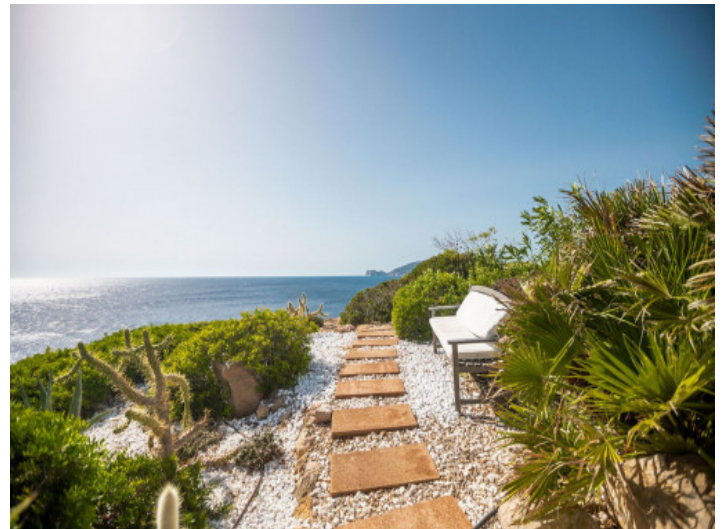
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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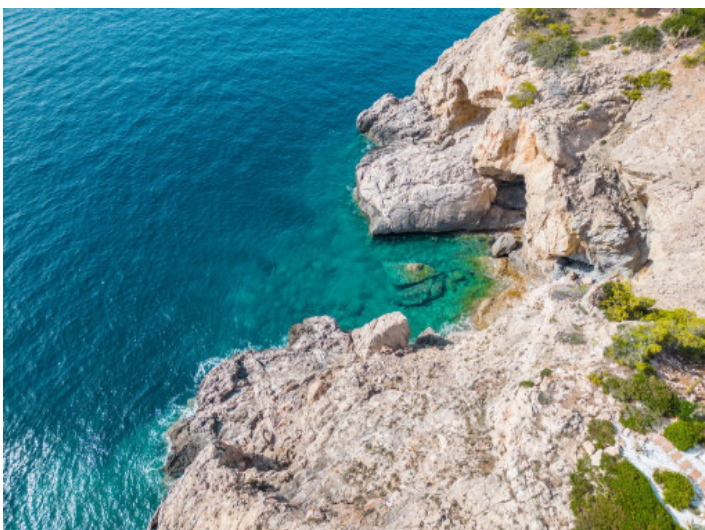
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PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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| Escala de la calificación energética | Consumo de energía kWh/m ² año | Emisiones kg CO ₂ /m ² año |
|--------------------------------------|---|--|
| A más eficiente | | |
| B | | |
| C | | |
| D | 47.03 | 26.38 |
| E | | |
| F | | |
| G menos eficiente | | |

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