

## Puerto Andratx

Referens 077952



PORTA MALLORQUINA®

Your home. Our passion.

## Exclusive villa with holiday rental licence close to the harbour of Puerto de Andratx

Byggyta:	265 m <sup>2</sup>	Pool:	✓
Tomt:	667 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	5		
Badrum:	4		
Havsutsikt:	✓	Pris:	€ 3.200.000,-



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### Detaljer:

This villa in Cala Moragues, Puerto de Andratx, combines Mediterranean charm with an exclusive location. Just a few minutes' walk from the Andratx sailing club, you can enjoy the proximity to the harbour and the peaceful surroundings at the same time. Beaches, first-class restaurants and exclusive shops are just a few minutes away, making this property a special retreat.

This exclusive villa with 5 bright bedrooms and 4 modern bathrooms extends over a plot of 667 sqm and a constructed interior area of 265 sqm. The spacious master bedroom is particularly noteworthy, offering plenty of space and comfort. From here you have direct access to a wonderful terrace, which offers the perfect retreat.

The open-plan living and dining area with fireplace and the fully equipped, modern kitchen create an inviting atmosphere. Large windows with double glazing and electric shutters flood the rooms with light and lead directly to the terrace and the idyllic garden.

An outstanding highlight of this property is the holiday rental licence for 10 people, which makes it interesting both as a private residence and as an attractive investment.

In addition, the villa has an exceptionally spacious roof terrace with an outdoor kitchen and spectacular views of the sea and the harbour.

The outdoor area of this villa offers a private pool and a well-tended garden that creates a relaxed atmosphere. Various cosy terraces with comfortable seating invite you to enjoy the sun.

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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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