

**Puerto Andratx**  
Referens 078040



PORTA MALLORQUINA®

Your home. Our passion.

## Pure sea views in Port Andratx – frontline villa with heated pool

|             |                      |                   |               |
|-------------|----------------------|-------------------|---------------|
| Byggyta:    | 465 m <sup>2</sup>   | Pool:             | ✓             |
| Tomt:       | 1.150 m <sup>2</sup> | Energicertifikat: | e             |
| Sovrum:     | 5                    |                   |               |
| Badrum:     | 5                    |                   |               |
| Havsutsikt: | ✓                    | Pris:             | € 8.950.000,- |



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### Detaljer:

Located in one of the most sought-after frontline areas of Port d'Andratx, this villa offers first-line sea frontage, unobstructed panoramic views and a high level of privacy. The harbour promenade with restaurants, boutiques and cafés is within easy reach, yet the setting remains quiet and sheltered.

A key highlight is the spacious, flexibly covered patio at the heart of the home: an open courtyard that seamlessly connects indoor and outdoor living. A lounge area, barbecue zone, outdoor kitchen with gas grill, heated saltwater pool and jacuzzi create a central space for relaxing and social gatherings.

The villa offers approx. 465 sqm of constructed interior space with five bedrooms and three bathrooms, complemented by a guest WC and additional ancillary rooms. On the main level, the designer kitchen and living area both open onto the patio. A bedroom with en-suite bathroom is ideal for guests. The upper floor features the master suite with dressing room, bathroom and terrace access, plus three further bedrooms and two bathrooms.

Features include smart-home control, Sonos sound system, camera and alarm system, underfloor heating, air conditioning, heat pump and solar thermal. A private wellness area in the lower level with fitness, infrared and steam sauna, as well as an electric fireplace, completes the concept. A garage rounds off the offering.

This villa combines location, architecture and features into a rare opportunity in Port d'Andratx.

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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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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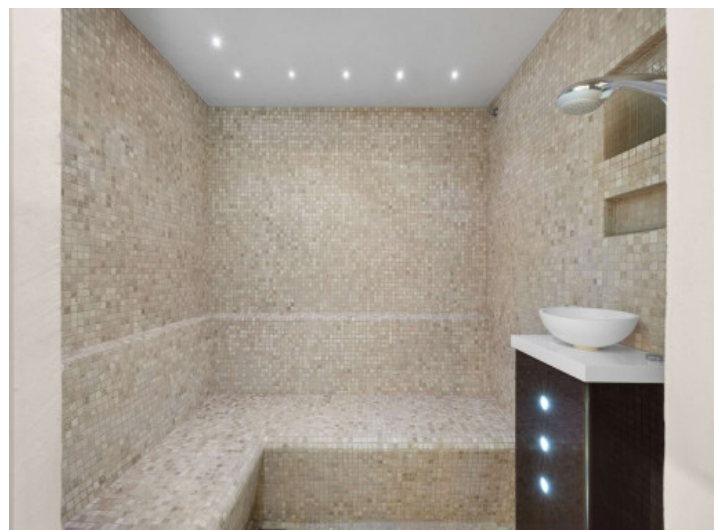
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| Escala de la calificación energética | Consumo de energía<br>kWh / m <sup>2</sup> año | Emisiones<br>kg CO <sub>2</sub> / m <sup>2</sup> año |
|--------------------------------------|------------------------------------------------|------------------------------------------------------|
| A más eficiente                      |                                                |                                                      |
| B                                    |                                                |                                                      |
| C                                    |                                                |                                                      |
| D                                    | 110.33                                         |                                                      |
| E                                    |                                                | 31.54                                                |
| F                                    |                                                |                                                      |
| G menos eficiente                    |                                                |                                                      |

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