

## Puerto Andratx Referens 119520



Your home. Our passion.

## Renovated Renaissance villa with modern furnishings and breathtaking harbor views in Port Andratx

Byggyta:	528 m <sup>2</sup>	Pool:	✓
Tomt:	1.530 m <sup>2</sup>	Energicertifikat:	b
Sovrum:	4		
Badrum:	5		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 10.900.000,-</b>



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### Detaljer:

Discover this stunning villa for sale, a true gem in Port d'Andratx. Built in 2001, the property has recently been completely renovated by a reputable developer, maintaining the Renaissance style. The villa now presents itself as an exclusive home in new condition, making it the perfect choice for discerning buyers who value quality and luxury.

The interior is in excellent condition with stone floors that convey a feeling of openness and elegance. A fireplace provides coziness on cooler evenings, while the luxurious swimming pool and sauna offer perfect opportunities to relax and enjoy Mallorca's warm, sunny days.

The villa extends over 3 floors with a living area of approx. 528 sqm on a plot of approx. 1,530 sqm. With 5 rooms, including 4 bedrooms and 5 bathrooms, this home offers plenty of space for comfortable living and impressive entertaining. Every detail has been carefully considered to ensure an exceptionally high standard of finish and living comfort.

The quality of the fittings leaves nothing to be desired and is characterized by high-quality materials and workmanship. This villa offers a rare opportunity to invest in a property that combines luxury and quality of life in one of the most exclusive areas of Mallorca.

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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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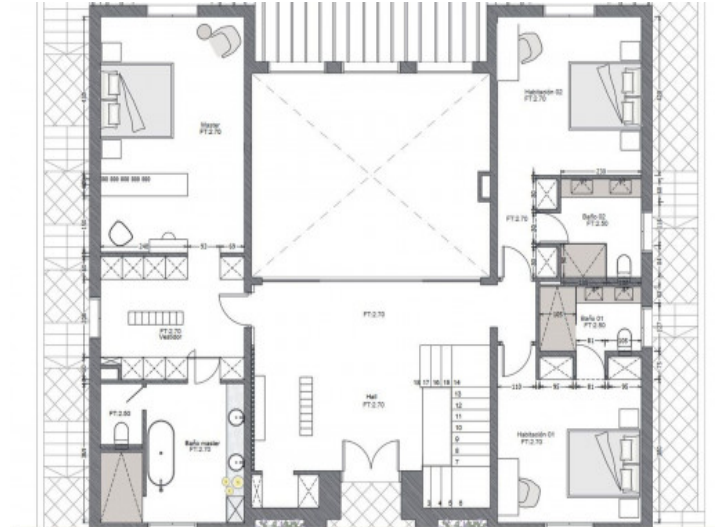
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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>	0.00	9.10
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		



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