

## Puerto Andratx Referens 119763



PORTA MALLORQUINA®

Your home. Our passion.

### Dream villa on the first sea line with breathtaking sea views and sunsets in Cala Llamp

Byggyta:	729 m <sup>2</sup>	Pool:	✓
Tomt:	1.541 m <sup>2</sup>	Energicertifikat:	b
Sovrum:	6		
Badrum:	5		
Havsutsikt:	✓	<b>Pris:</b>	<b>På begäran</b>



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### Detaljer:

This exceptional property is situated in a breathtaking location in Port d'Andratx, and impresses with its luxurious specifications, the wonderful views of the sea and the surrounding mountains, and the sunsets.

Its constructed area of 810 sqm is spread over 3 levels. Distributed on the upper floor are 2 spacious master bedrooms with en-suite bathroom and dressing room, and a further bedroom with shower-bathroom.

Housed on the ground floor is the spacious and exclusive kitchen with dining area, which connects harmoniously with the living area. On this level there is also a separate bedroom with bathroom en suite and a private terrace.

The kitchen and living area have direct access to the terraces and the pool, the perfect place to relax and enjoy the breathtaking sea views.

In the cellar area there are a further 2 bedrooms, a bathroom, an additional living room with terrace, and a spacious, fully equipped fitness room.

A separate sauna deck offers the opportunity to bring the evening to an end whilst being even closer to the sea.

High-quality materials including natural-stone and oakwood parquet flooring create a warm and pleasant living ambience, and the highest quality furnishings from, for example, January, B&B Italia, Flexform, Freifrau, Poliform, Minotti and Tribu further emphasize the exclusivity and quality of this unique villa property.

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### Läge & omgivningar:

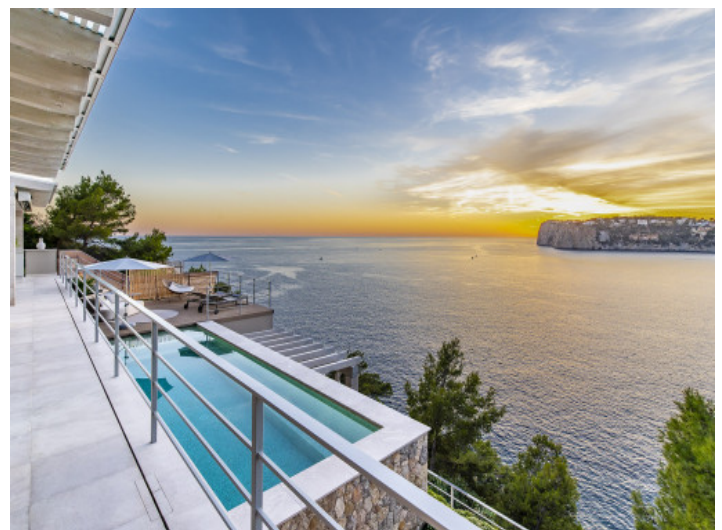
Port d'Andratx is one of the best-known natural harbours in Mallorca, once a modest fishing village which, over the years, has become one of the most popular and exclusive areas on the island with its exceptional villas, luxury hotels and nautical activities and numerous high-quality gourmet restaurants 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.

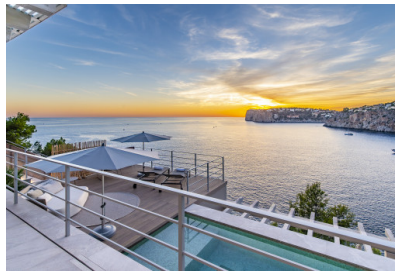
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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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	37.50	11.80
C		
D		
E		
F		
G menos eficiente		

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