

## Puerto Andratx

Объект № 121024



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Stunning sea view apartment with private sea access and pool in Port Andratx

жилая площадь: 65 m<sup>2</sup>  
спальни: 2  
санузел: 1  
балкон или  
терраса: ✓  
вид на море: ✓

бассейн: ✓  
Энергетическая  
сертификация: e

**цена: € 499.000,-**



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### Описание объекта:

Set against the picturesque backdrop of Port d'Andratx, this modernized apartment is located in the immediate vicinity of the beautiful marina. A number of exquisite stores, small cafés and numerous restaurants and bars are lined up here.

The fantastic views over the crystal blue Mediterranean, the La Mola peninsula and the surrounding mountain landscape, as well as the direct access to the sea, are an absolute highlight for water lovers.

The apartment offers an open-plan living/dining area with integrated fitted kitchen, 2 bedrooms and a bathroom on a constructed interior area of 54 sqm. Thanks to the elevation within the apartment, you can enjoy a unique panoramic view of the sea from here as well as from the 11 sqm terrace.

The exclusively selected furniture blends in perfectly with the natural colors of the apartment, creating a unique harmony of timeless elegance and urban lifestyle.

This unique offer is rounded off by hot/cold air conditioning, double-glazed windows, a room ventilation system, a utility room and a community pool.

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### Месторасположения и окрестности:

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.

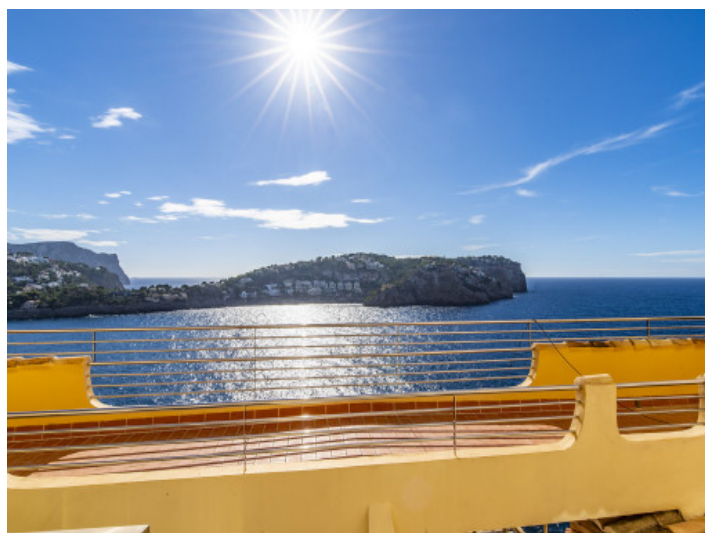
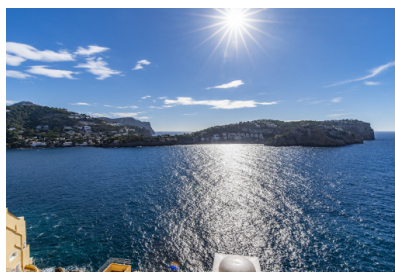
Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, 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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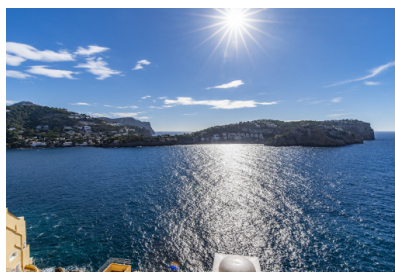


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENST.: 81, D-80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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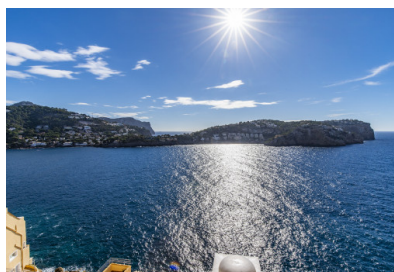


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| Escala de la calificación energética | Consumo de energía<br>kWh/m² año | Emisiones<br>kg CO <sub>2</sub> /m² año |
|--------------------------------------|----------------------------------|---|
| A más eficiente                      |                                  |   |
| B                                    |                                  |   |
| C                                    |                                  |   |
| D                                    |                                  |   |
| E                                    | 124.26                           | 39.02                                   |
| F                                    |                                  |   |
| G menos eficiente                    |                                  |   |

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