

**Puerto Andratx**  
Объект № 077990



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

Luxuriously refurbished townhouse with rooftop terrace in a prime Port Andratx location – sea views, style & exclusivity

жилая площадь: 186 m<sup>2</sup>  
спальни: 4  
санузел: 3  
вид на море: ✓

Энергетическая с  
сертификация:

цена: € 3.480.000,-



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### Описание объекта:

Welcome to this exceptional townhouse located in one of Mallorca's most exclusive areas, just a few steps from the picturesque harbour of Port Andratx.

The property captivates with unobstructed views of the harbour, the yachts, and the stunning sunsets over the Tramuntana mountains.

Fully refurbished to the highest standards in 2023, the home blends contemporary design with Mediterranean elegance. Spread across 3 levels and 124 sqm of living space, it features a bright open-plan living area with a gas fireplace, a modern kitchen with high-quality appliances, as well as a total of 4 bedrooms, 3 bathrooms and a guest WC.

A particular highlight is the generous rooftop terrace of approx. 34 sqm with a BBQ area, offering an unrivalled setting for relaxing moments and spectacular views.

Additional terrace areas on the ground and first floor further extend the living space outdoors.

Technically, PUERTO BLANCO meets the highest expectations: heat pump for underfloor heating and air conditioning, KNX smart home system, Sonos sound system, controlled room ventilation, and a comprehensive security and camera system ensure maximum comfort.

The small community of just five units also offers an inviting communal pool.

The townhouse is sold fully furnished and is presented in immaculate condition – ideal as an elegant primary residence or an exclusive holiday retreat.

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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.

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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

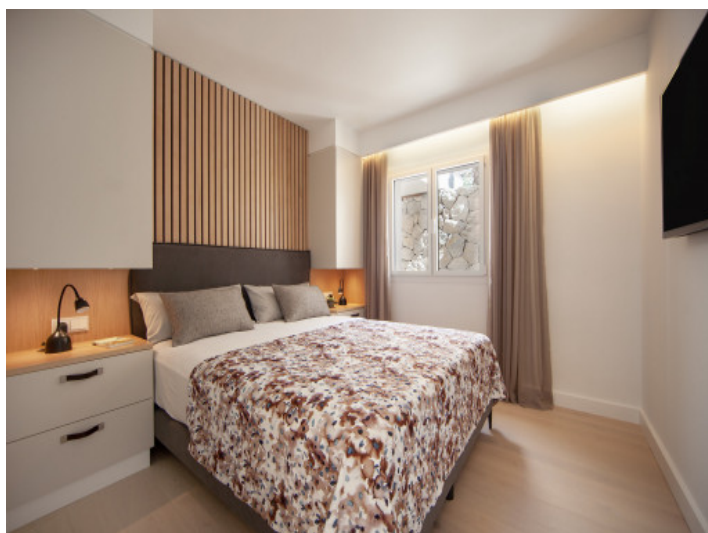
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