

**Puerto Andratx**  
Объект № 077764



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

Modernised villa only a few minutes walk from the harbour of Port d'Andratx

жилая площадь:	350 m <sup>2</sup>	бассейн:	✓
участок:	650 m <sup>2</sup>	Энергетическая	в процессе
спальни:	3	сертификация:	
санузел:	3		
вид на море:	-	цена:	€ 3.550.000,-



## Puerto Andratx

### Объект № 077764



### Описание объекта:

This exclusive villa is situated in a quiet residential area with absolute privacy, only a few steps from the marina of Port d'Andratx.

Its generous living space of 230 sqm includes 3 bedrooms, each with en-suite bathroom, an openly-designed living area with a lounge, and a modern fitted kitchen with cooking island. High-quality natural stone floors, underfloor heating, and air conditioning in all rooms ensure a comfortable living climate all year round.

In the well-maintained garden 120 sqm of terraces, a large saltwater pool, and a summer kitchen with a Weber stainless steel barbecue provide the perfect places to enjoy Mallorca's sunny weather, together with convivial get-togethers and alfresco dining with family and friends. An automatic irrigation system keeps this green oasis in perfect condition at all times.

An underground garage, which is connected to each residential level by a lift, provides space for 2 to 3 vehicles, and it would also be possible to add a guest apartment in the lower part of the house if desired.

## Puerto Andratx

Объект № 077764



### 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.



Puerto Andratx  
Объект № 077764

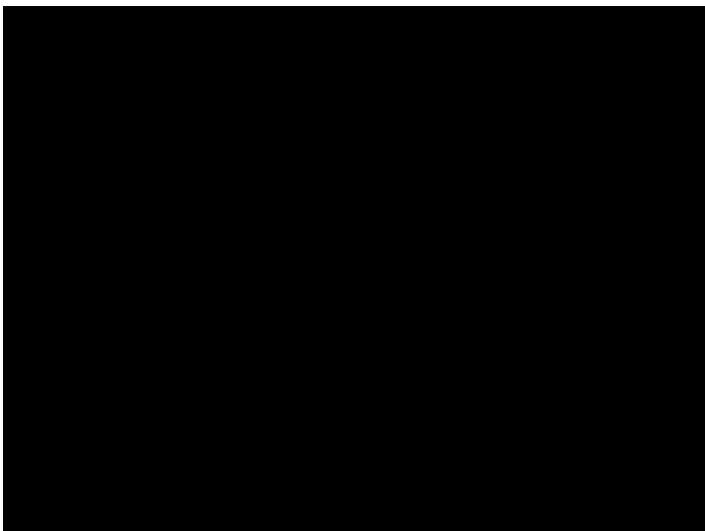


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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



Puerto Andratx  
Объект № 077764



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](mailto:INFO@PORTAMALLORQUINA.COM)

Puerto Andratx  
Объект № 077764



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](mailto:INFO@PORTAMALLORQUINA.COM)