

## Puerto Andratx

Объект № 116499



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

### Wonderful villa with direct access to the sea in Port Andratx

жилая площадь:	333 m <sup>2</sup>	бассейн:	✓
участок:	894 m <sup>2</sup>	Энергетическая	в процессе
спальни:	6	сертификация:	
санузел:	4		
вид на море:	✓	цена:	€ 5.900.000,-



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### Описание объекта:

Living with a direct connection to the sea - this charming villa with a large pool has direct access to a small bay in Puerto de Andratx, a very rare combination.

The house consists of 3 levels, 2 of which have 110 sqm of inside area and spacious terraces with direct sea views. The part-cellar has an area of 47 sqm. There is also a pool of 48 sqm with terrace and access to the sea, a garage of 19 sqm in its upper area as well as ample space for vehicles or other items.

This exceptional property offers beautiful views both by day and night, with the harbour of Andratx in the background.

The villa also enjoys great tranquillity and privacy, as the adjacent plot is used as a garden.

The great renovation and expansion potential can definitely be considered a positive aspect, which shows itself when viewing this outstanding property.

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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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