

**Puerto Andratx**  
référence du bien 122771



PORTA MALLORQUINA®

Your home. Our passion.

## High-quality living in Port d'Andratx – modern Mediterranean-style villa with spacious garden

séjour:	513 m <sup>2</sup>	piscine:	✓
terrain :	1.045 m <sup>2</sup>	energy certificate:	b
chambres:	4		
salles de bain:	5		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 5.490.000,-</b>



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### **description:**

Located between Cala Llamp and Cala Marmacén, this newly built design villa enjoys an exceptionally quiet setting in Port d'Andratx. Directly in front of the plot there is a green zone (zona verde), preserving the natural surroundings and long-term privacy. At the same time, the harbour of Port d'Andratx with its promenade, restaurants, boutiques and cafés is just a few minutes away.

The villa offers 491 sqm of living space and impresses with clean, modern architecture with a Mediterranean touch. It features 4 bedrooms, each with an en-suite bathroom. The heart of the home is the spacious living and dining area with large floor-to-ceiling windows and seamless transitions. A high-end kitchen with Gaggenau & Bora appliances completes the concept, along with a prep kitchen and a guest WC.

A highlight is the outdoor area with expansive terraces, manicured green spaces and a generous pool terrace. The heated overflow swimming pool is ideal for swimming and relaxing. The rooftop terrace offers impressive sea views – perfect for sunsets and enjoyable evenings.

Additional features include a lift, smart-home system, underfloor heating and air conditioning. A private wellness area with fitness/cinema room, massage room and sauna completes the offering; a fifth bedroom can be created as an option.

This villa combines location, design and comfort into a rare overall package in one of Mallorca's most sought-after areas.

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### localisation & environnement:

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.

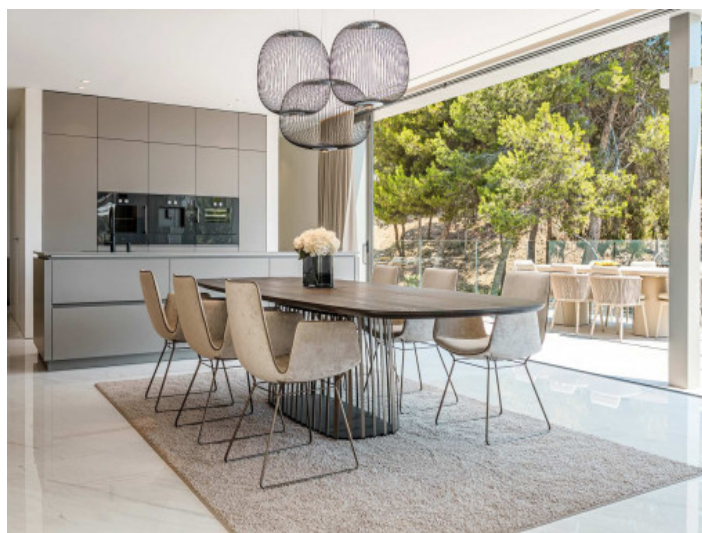
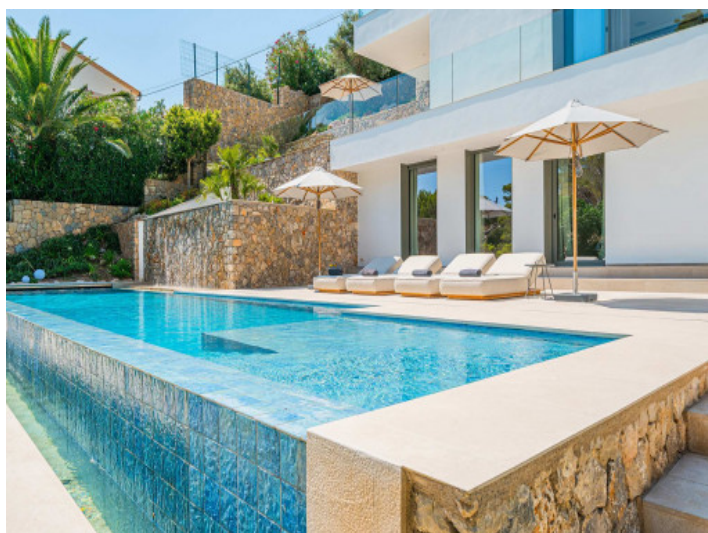
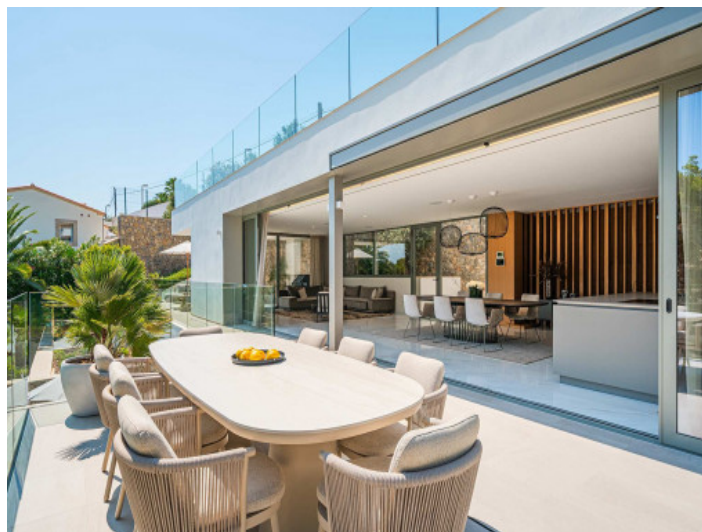
Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, 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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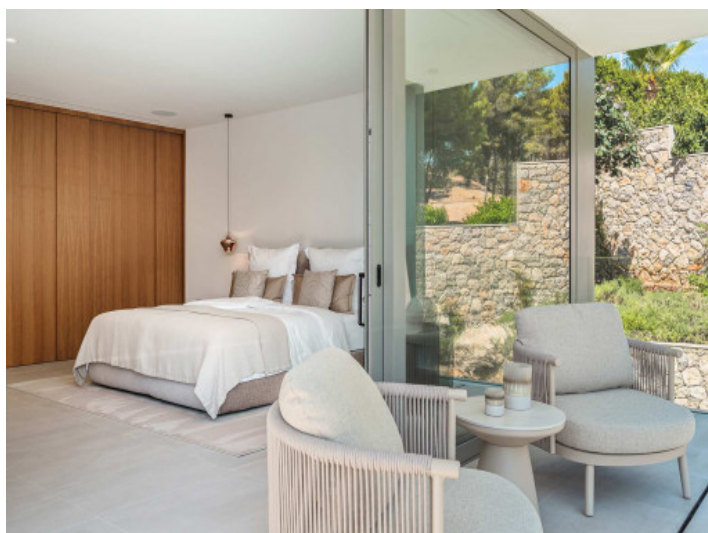
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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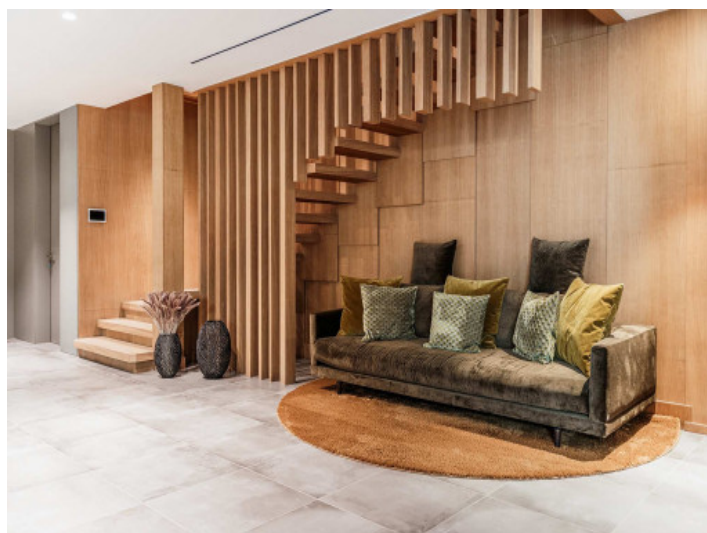
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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B	41.27	12.95
C		
D		
E		
F		
G menos eficiente		

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