

## Puerto Andratx

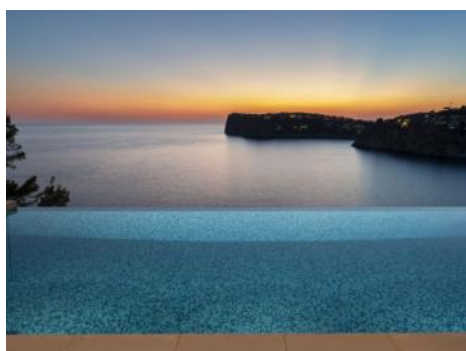
référence du bien 118077



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

Luxurious newly-built villa with breathtaking sea views in a prime location in Port Andratx

séjour:	662 m <sup>2</sup>	piscine:	✓
terrain :	1.135 m <sup>2</sup>	energy certificate:	b
chambres:	5		
salles de bain:	6		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 12.900.000,-</b>



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### description:

This imposing villa with its modernised architecture is situated in an exclusive location in Port d'Andratx, one of the most desirable locations in the south-west of the island. Its living space of 662 sqm is spread over 4 impressive levels and offers exceptional living comfort.

One of its absolute highlights is a private patio providing pleasant shade in summer, with sliding windows enabling the outdoor area to merge seamlessly with the living area creating a pleasing indoor-outdoor feeling. Added to this is the pool landscape, inviting to relax and enjoy the Mallorcan weather.

The stylishly-designed rooms include 5 bedrooms with 6 modern bathrooms, all leaving nothing to be desired. The spacious living area is cleverly divided and offers a variety of design options for an individual living ambience.

Further features of this exceptional property include:

Underfloor heating, hot/cold air conditioning, a fitted kitchen by Birgit Müller, stone flooring, an infinity pool of approx. 9 x 3.70 metres, zip screen shades in the bedrooms and on the living level, a convenient lift, intelligent home technology, Sonos sound-system in the living room and terrace, alarm system, a gas fireplace, fitness area, a separate apartment, TV room, patio, and a large 2-car garage.

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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.

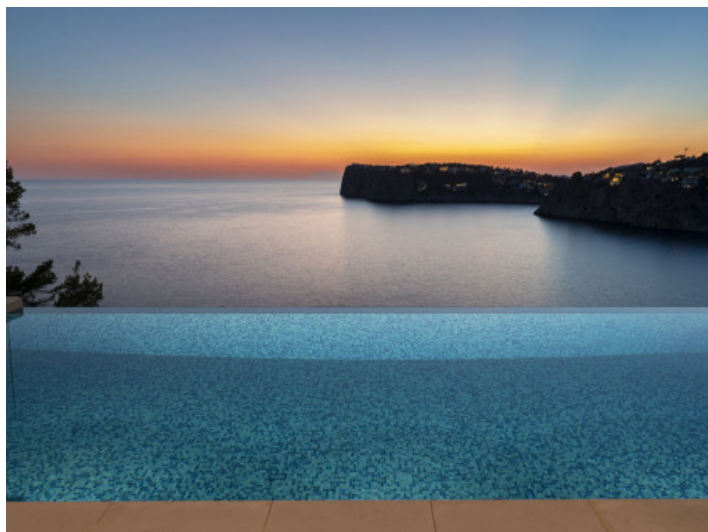
Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding,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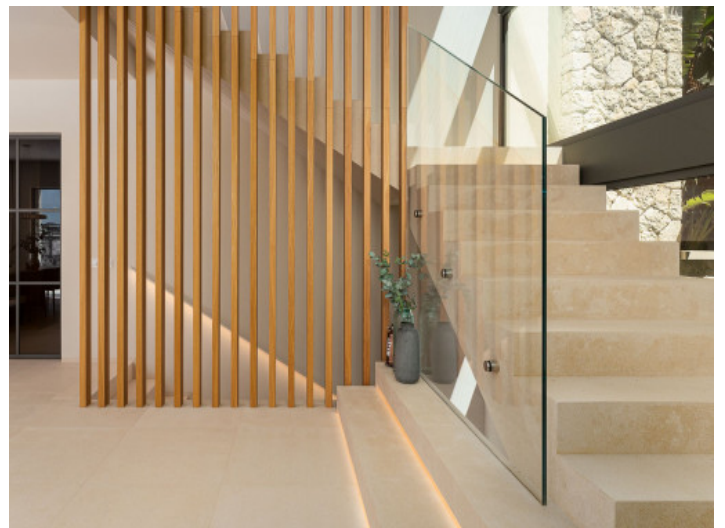


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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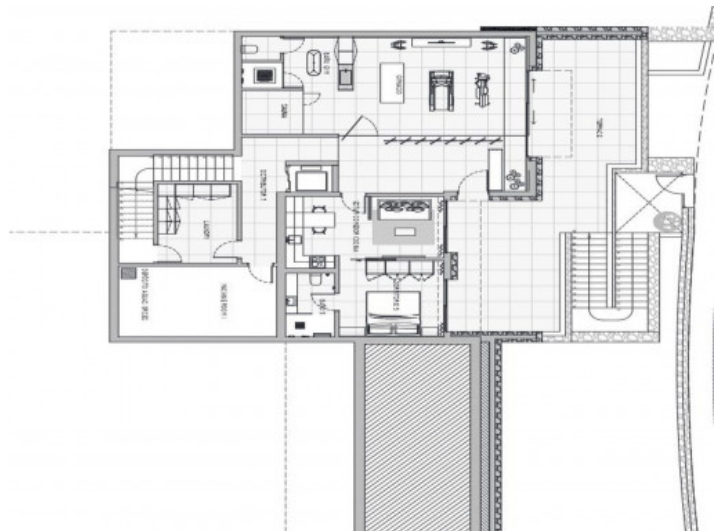
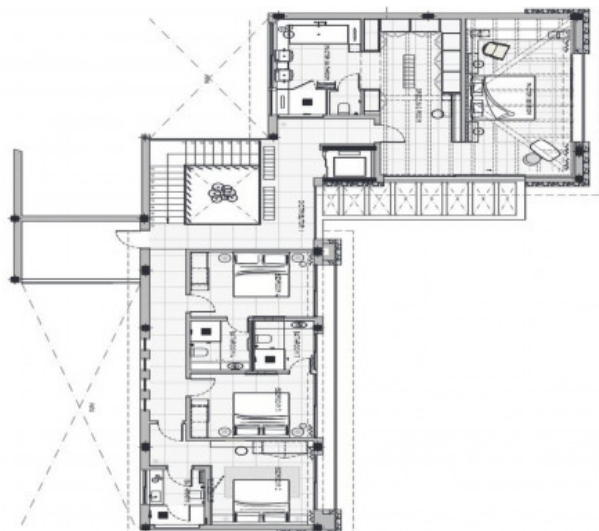
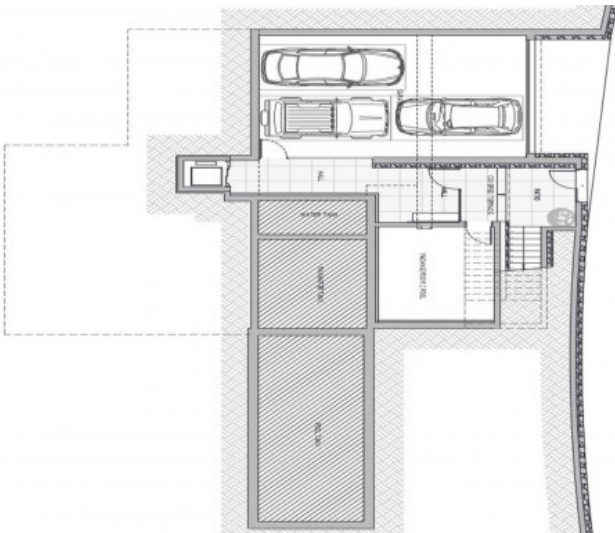
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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B	32.41	8.50
C		
D		
E		
F		
G menos eficiente		

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