

## Puerto Andratx

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## Spacious apartment with private terrace and enchanting views over the harbour of Port d'Andratx

constructed area:	143 m <sup>2</sup>	swimming pool:	✓
bedrooms:	2	energy certificate:	in process
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 1,290,000.-</b>



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### Details:

This renovated apartment is located on the luxury marina of Port d'Andratx, surrounded by exquisite shops, exclusive restaurants and bars and within walking distance of the elegant harbour promenade.

Its absolute highlight is a covered sun terrace providing breathtaking views over the harbour, the rolling countryside of Andratx, and the turquoise-blue Mediterranean Sea.

Its constructed area of 107 sqm is distributed over 2 living areas with fireplace, 2 bedrooms, 2 bathrooms and a separate guest WC, all rounded off by 2 modern kitchens. Large window frontages flood the property with natural light and provide a homely feel-good atmosphere.

The well-maintained communal area includes a communal pool.

In the course of the recent renovation 2 apartments were combined, and it would be possible to separate them again if required increasing the suitability of the property as an investment opportunity.

Further features include a fireplace, underfloor heating, hot/cold air conditioning, double-glazed windows, and cable sat-TV.

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## Location & surrounding area:

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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Nice community pool area



Fantastic harbour views



Large and comfortable terrace



Living area with sea views



Brand new kitchen



Cooking island with breakfast bar

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Bright dining area



Cozy bedroom with direkt access to the large terrace



Modern shower bathroom



Sunny 2nd bedroom



Another modern bathroom



The apartment has got an additional kitchen