

**Puerto Andratx**

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## Luxurious garden-apartment on the first sea line in Port Andratx

constructed area: 140 m<sup>2</sup>

bedrooms: 3

bathrooms: 2

balcony/terrace: ✓

sea view: ✓

swimming pool: ✓

energy certificate: in process

**price: € 1,995,000.-**



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### Details:

This charming ground-floor apartment is situated in the heart of Port d'Andratx. Its location directly on the first line of the sea and only a few minutes' walk from the harbour and the village centre offers breathtaking panoramic views of the sea and presents a real eye-catcher.

The apartment impresses with a large garden of 93 sqm, perfect for outdoor activities or simply relaxing and enjoying the Mallorcan weather, with a covered terrace of 15 sqm and a private patio providing additional comfort. Residents also have the use of a communal pool, and there is direct sea access.

A living area of 117 sqm comprises 3 bedrooms, 2 bathrooms, an open living/dining area with a modern, fully equipped kitchen, and a separate storage room. The open design makes optimal use of natural light and harmoniously integrates the outdoor areas with the interior.

A high-quality renovation featured natural-stone floors, double glazing, underfloor heating and air conditioning, with an alarm system and electric shutters ensuring maximum comfort and security.

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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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Very nice community pool



Bright living area



Comfortable living area



Cozy dining area



Dining area close to the kitchen



Modern kitchen



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Mastersuite



Mastersuite



Bathroom en suite



One of 3 bedrooms



Bedroom with terrace acces



Bedroom with terrace acces



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All bedrooms with build-in wardrobes



Second bathroom



Terrace and garden



Community pool with sea views



First sea front