

## Puerto Andratx

search for property MAL-077764



PORTA MONDIAL®

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## Modernised villa only a few minutes walk from the harbour of Port d'Andratx

constructed area:	350 m <sup>2</sup>	energy certificate:	in process
plot area:	650 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 3,500,000.-</b>



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### Details:

This beautiful villa is situated in a very quiet, absolutely tranquil residential area only a few steps from the harbour. Its spacious living area of 230 sqm is distributed over 4 bedrooms with en-suite bathrooms, an open living area with a spacious salon, and a high-quality fitted kitchen with cooking island. The entire property is equipped with highest-quality natural stone floors, and assures a pleasant living climate all year round due to underfloor heating and air conditioning throughout.

The low-maintenance garden offers great privacy and has extensive terrace areas of 120 sqm, a large saltwater pool, and a summer kitchen with a Weber stainless steel grill. There is also an automatic irrigation system keeping the green oasis in top condition.

For security an alarm system and a comprehensive camera surveillance system are installed.

Further features include an underground garage which is connected by a lift to every residential level, providing convenient access and parking space for 2 - 3 vehicles.

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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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Spacious balcony



Gorgeous terrace with summer kitchen



Light flooded living area



Dining area with balcony access



Kitchen with bar



Bedroom with bathroom en suite

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Bedroom with double bed and pool views



Bathroom with shower and bathtub



Entrance from the villa



Views from the street to the villa

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		
C		
D		
E		
F		
G menos eficiente		

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