

## Puerto Andratx

search for property MAL-077901



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## Exclusive semi-detached house with roof terrace and sea views in Port d'Andratx

constructed area: 196 m<sup>2</sup>  
plot area: 385 m<sup>2</sup>  
bedrooms: 4  
bathrooms: 3  
sea view: ✓

energy certificate: in process

price: € 2,850,000.-



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### Details:

This modern, semi-detached house is situated in Port d'Andratx, only a few minutes' walk from various facilities including bars, restaurants and shops, and with sea access in the immediate vicinity. This location offers an ideal combination of tranquillity and convenience, with easy access to all amenities and offering breathtaking surroundings.

Features of the property include air conditioning, underfloor heating, alarm system, double-glazed windows with shutters, and a high-quality fitted kitchen fully-equipped with electrical appliances. There is also a summer kitchen with BBQ, fitted wardrobes, a storage room, and an underground parking space. The floors are of microcement and the house is fitted with oil-fired central heating.

The villa stands on a plot of 385 sqm, and has a living space of 196 sqm spread over 2 levels and including 4 bedrooms and 3 bathrooms. On the ground floor there is a large living/dining area, an open kitchen with cooking island, and an office/bedroom with bathroom. The upper floor houses 2 further bedrooms and the master bedroom with walk-in wardrobe.

A special highlight is the large roof terrace with outdoor kitchen, offering spectacular views of the harbour entrance.

The exterior area houses both covered and open terrace areas as well as a large garden with pool, the perfect place for relaxing and entertaining outdoors.

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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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Pool



Terrace



Terrace



Pool



Living area



Living area

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Dining area



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom

# Puerto Andratx

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Bathroom



Office



Terrace



Terrace



Terrace



Garage

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Views