

## Puerto Andratx

Reference 077846



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Penthouse with communal pool and private roof terrace in Puerto Andratx

constructed area:	315 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	f
bathrooms:	3		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 3,750,000.-</b>



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### Details:

Immerse yourself in the allure of the prestigious community of "Nido de Aguila", where this timeless property is located. This exclusive residential complex offers breathtaking views of the bustling harbor and the expanse of the Mediterranean Sea, framed by the majestic Tramuntana mountains, which makes this place special.

The penthouse presents itself with 3 spacious bedrooms, each with luxurious en suite bathrooms, as well as an additional guest WC. The spacious living-dining area is seamlessly connected to an open kitchen and offers plenty of space for shared moments and relaxation.

The highlight of this residence is undoubtedly the large roof terrace, which is equipped with garden furniture and a BBQ. From here you can enjoy the Mallorcan sun and admire the incomparable sea views.

Further features include an energy-efficient heat pump for air conditioning, electric underfloor heating, a KNX-controlled LED lighting system, electric blinds for all windows and an electric awning from "Gate Shade". The property also offers a spacious underground garage, natural stone floors, a separate laundry room with washing machine and dryer and an alarm system.

If you are interested in this luxurious property and would like to experience the exclusive lifestyle in the "Nido de Aguila" community, please do not hesitate to contact us.

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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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Exterior view



Terrace



View



Roof terrace



Terrace



View

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.

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Terrace



Living area



Living area



Dining area



Dining area



Kitchen

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Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



View

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Exterior view



Pool area

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	56.90	56.90
G menos eficiente		

Energy certification

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