

## Puerto Andratx

Reference 077755



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Exclusive terraced house with sea access in a fantastic location in Puerto de Andratx

constructed area: 187 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 3  
sea view: ✓

energy certificate: in process

price: € 2,490,000.-



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### Details:

This corner house is located in a prime location in Port d'Andratx, between La Mola and Marmacen Bay. It was recently extensively renovated to the highest standards, incorporating the highest-quality finishes and fixtures.

Its living space is spread over 2 levels plus a roof terrace, all providing breathtaking views of the turquoise-blue bay "Cala Marmacen" and the open sea.

All living areas are flooded with natural light, and tastefully furnished with furniture from renowned manufacturers featuring an appealing colour concept, with a luxurious kitchen equipped with high-quality appliances from Gaggenau.

A sunny terrace invites to relax, and on the same level there is a room which could be used, for example, as an office or bedroom and has its own bathroom.

All bedrooms are located one floor lower, and include 2 spacious master bedrooms with private bathrooms and a front terrace with sea views.

A modern sauna experience is another highlight of this lovely property, as is the large Jacuzzi situated on the roof terrace and offering superb views. Also on the roof terrace is a wonderful BBQ and dining area fitted with an automatic awning providing protection from the sun on hotter summer days.

A combination of spectacular views of the Tramuntana mountains and the sea make this exceptional property truly unique.

Further features include a storage room and an underground parking space, and the compact residential complex boasts a communal pool and direct sea access which opens on to the bay of Marmacen

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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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Sunny terrace



Mediterranean sea views from the balcony



Jacuzzi with sea views



Open living area



Views from the kitchen to the living area



Modern kitchen

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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Open living and dining area



Cosy bedroom



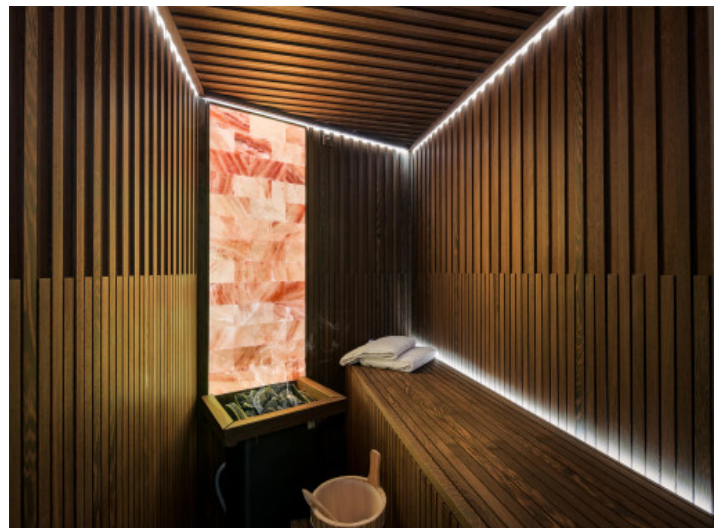
Bedroom with balcony



Bathroom with shower



Bathroom with daylight



Sauna

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Mediterranean garden with pool



Barbecue area



Lounge area



Lovely designed terrace



Dining area

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