

## Puerto Andratx Reference 116702



PORTA MALLORQUINA®

Your home. Our passion.

An exceptional, unique property with panoramic views in Puerto de Andratx

constructed area:	1.294 m <sup>2</sup>	energy certificate:	in process
plot area:	100.000 m <sup>2</sup>		
bedrooms:	5		
bathrooms:	5		
sea view:	✓	<b>price:</b>	<b>€ 24,500,000.-</b>



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### Details:

This enchanting, stately, luxury villa is situated in a unique south-facing location and offers spectacular views over the sea and of Puerto de Andratx.

It stands on a plot of over 10 hectares in Montport, one of the most attractive areas in Mallorca, situated between the mountains and the Mediterranean sea. This assures great exclusivity and absolute privacy in a prime location near to the popular harbour of Puerto Andratx.

A private driveway of approximately 600 m leads to this magnificent property which has a constructed area of 1,294 sqm. The main house is spread over 2 floors, with a spacious living area, 3 bedrooms, 3 bathrooms en suite, 2 kitchens, a dining area and various open and covered terraces, BBQ area and of course a large pool. There is also the possibility of building a helipad.

The separate guest house (140 sqm) offers 2 more bedrooms, 2 bathrooms en suite, a living area and a kitchen area.

Furthermore, this property offers many extras such as a spa and fitness area in the spacious basement of the house, a sauna, a wine cellar, a lift and a spacious garage with space for several cars.

This property is an exclusive investment opportunity in an absolutely privileged top location in the popular southwest of the sunny island of Mallorca.

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### Location & surrounding area:

Puerto de Andratx is one of the best and most spectacular natural harbours of Majorca, surrounded by beautiful bays like Cala Llamp, Cala Moragues and Cala d'Egos. This modern location, with its exceptionally villas and complexes and few luxury hotels, has developed from an inconsiderable fishing village to one of the most important and exclusive touristic centres, thanks to the nautical activities. The marina Club de Vela with approx. 500 moorings is one of the best equipped on the Balearic Island. On the mole is the fish-trading building, where the daily and fresh catch of the fisherman can be bought. In the harbour do still exist some monuments of great historical and architectural interest, like Sant Carles on la Mola or the protective towers. Several interesting shops and exquisite restaurants with wonderful sea view terraces are situated on the water front to please their visitors.



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Exterior view and pool area



Splendid chill out lounge by the pool



Sunny pool area



Covered exterior kitchen and dining area



Noble dining area



Fully equipped 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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Fantastic cooking island



Light flooded living area with access to the terrace



Separate living area



Bathroom with shower



View to the pool



Large double bedroom suite

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Spacious dressing room



Bathroom en suite with both shower and bath tub



Alternative view of this bathroom



View to the terrace



Another elegant double bedroom



Dressing room en suite

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Bathroom with shower



Elegant spa area and access to the garage



Spa and sauna



View of the sauna



Covered chill out area



Alternative exterior view

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Exterior view of the villa



Access to the garage



Alternative exterior view

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