Puerto Andratx
Reference 077969

PORTA MALLORQUINA®
Your home. Our passion.

Exclusive Penthouse Project in Puerto de Andratx – Unique Investment Opportunity

constructed area:	101 m²	swimming pool:	-
bedrooms:	2	energy certificate:	e
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	**price:**	**€ 1,480,000.-**

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Details:

Discover this exclusive penthouse project in Puerto de Andratx – a truly rare investment opportunity in one of Mallorca's most prestigious and sought-after areas. This unique property allows the future owner to create a luxury residence of 100,67 sqm spread across 2 private levels.

The layout can be configured to include 2 elegant bedrooms, 2 full bathrooms, a bright open-plan living area with kitchen, and a master suite on the top floor offering privileged sea views. Thanks to its ideal south/southwest orientation, both indoor and outdoor spaces are bathed in natural light throughout the day.

One of the highlights of this project is the spectacular 96 sqm private rooftop, with the possibility to build a small pool or chill-out area with panoramic views of the sea and harbor. There's also the option to add a covered balcony on the third floor – perfect for al fresco dining or enjoying Mallorca's sunsets year-round.

The location is unbeatable: just two minutes' walk from the sea and small coves, and within easy reach of top restaurants, exclusive boutiques, and all the amenities of the port – all in a quiet, highly desirable residential area.

The property features air conditioning (hot/cold), natural stone floors, large windows, and a solid structural base – ideal for a custom high-end renovation. Furniture is not included. The sea views are simply breathtaking, making this a secure investment with strong value appreciation potential.

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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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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Terrace

Terrace

Exterior view

Living area

Kitchen

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Bedroom

Bathroom

Bathroom

Living area

Living area

Living area

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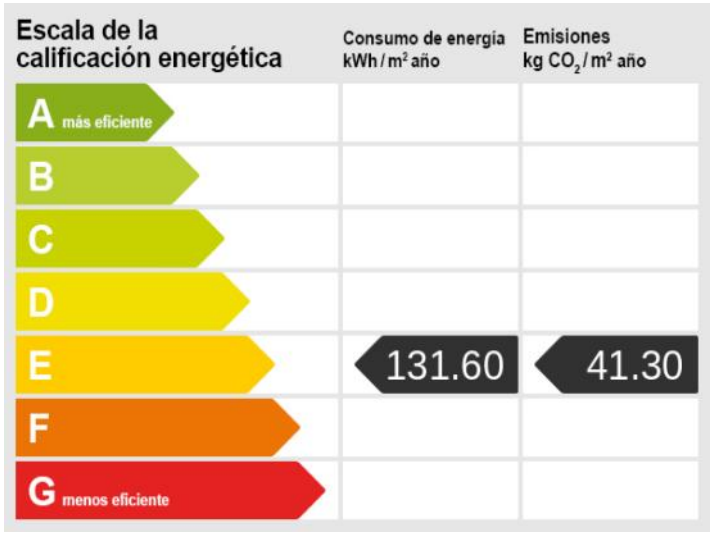

Energy certificate

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