

## Puerto Andratx

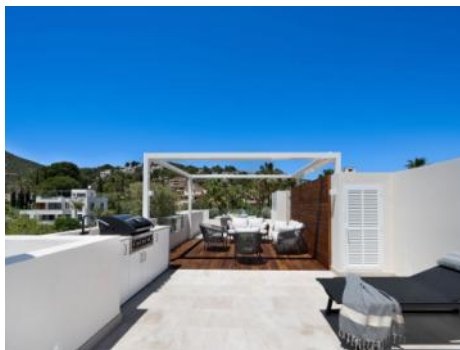
Reference 121532



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Luxurious penthouse "Sea Diamond" in Port Andratx with breathtaking harbour views

constructed area:	161 m <sup>2</sup>	swimming pool:	-
bedrooms:	2	energy certificate:	c
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 2,180,000.-</b>



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### Details:

This exclusive penthouse is situated in a prime location directly on the "Club de Vela" marina in Port d' Andratx. The harbor promenade with its numerous restaurants, cafés, boutiques and galleries is within easy walking distance. The penthouse offers breathtaking views of the harbor and the surrounding natural bay, making it an exceptional place to live.

A special highlight is the large roof terrace with an area of 70 sqm. It is equipped with a summer kitchen, barbecue corners, a dining area and an outdoor shower. The electric pergola and the possibility of installing a hot tub make this terrace a perfect place to relax and enjoy the panoramic views over the harbor and the sea.

The living space of 82 sqm is distributed over a spacious living and dining area with an open kitchen, 2 bedrooms, each with its own bathroom en suite, and an additional terrace of 12 sqm. The well thought-out room layout and high-quality furnishings leave nothing to be desired and offer maximum living comfort.

The penthouse was recently completely refurbished and is equipped with state-of-the-art technology. This includes an energy-efficient heat pump for the air conditioning and underfloor heating, a KNX smart home system and a Sonos sound system. The furnishings include fine parquet flooring and natural stone tiles, which create a luxurious living ambience. Electric "Bioclimatic Sun Protection" pergolas and opulent, remote-controlled sunscreens.

Photos by LOVADESIGNSTUDIO

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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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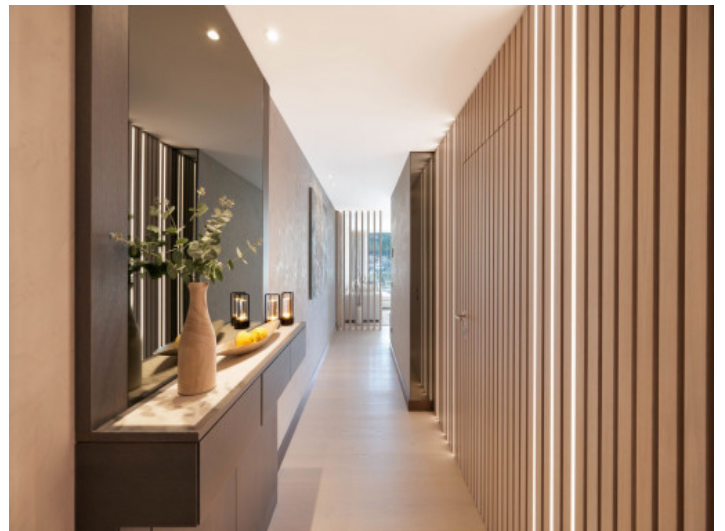
Toplocation at first harbour front



Rooftop terrace with outdoor kitchen



Join a modern lifestyle in this amazing penthouse



Entrance



Living and dining area



Living and dining area

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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Living area with staircase



Dining area



Kitchen



One of 2 bedrooms



Bedroom



Bathroom

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PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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En suite bathroom



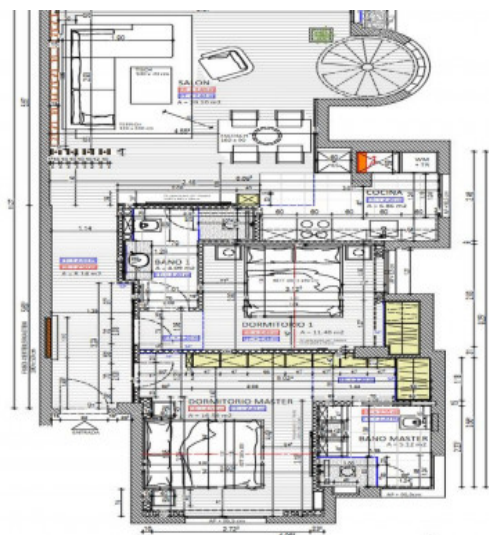
Rooftop terrace



Comortable terrace



Top location



Floorplan

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	45.90	14.40
D		
E		
F		
G menos eficiente		

Energy scale

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