

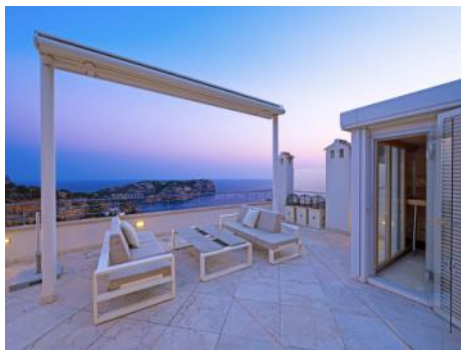
**Puerto Andratx**  
Reference 122456



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

## Exclusive Penthouse in Puerto Andratx – Mediterranean Luxury with Breathtaking Panoramic Sea Views

|                   |                    |                     |                      |
|-------------------|--------------------|---------------------|----------------------|
| constructed area: | 252 m <sup>2</sup> | swimming pool:      | ✓                    |
| bedrooms:         | 3                  | energy certificate: | in process           |
| bathrooms:        | 3                  |                     |                      |
| balcony/terrace:  | ✓                  |                     |                      |
| sea view:         | ✓                  | <b>price:</b>       | <b>€ 3,880,000.-</b> |



## Puerto Andratx

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### Details:

This exclusive penthouse in Puerto de Andratx impresses with its unique location, offering stunning views of the harbor, the Mediterranean Sea, and the Tramuntana Mountains. The quiet and private surroundings are still close to restaurants, the marina, and shopping – perfect for lovers of the Mediterranean lifestyle.

On a constructed living area of 152 sqm, you are welcomed by an exceptionally bright and spacious living-dining area seamlessly connected to the open kitchen. Three comfortable bedrooms with en suite bathrooms and an additional guest WC provide ample space for privacy and quality living. Large windows and high-quality Mallorcan natural stone floors emphasize the light-filled, elegant atmosphere.

The terrace on the living level stretches along the entire length of the apartment, offering breathtaking sea views that can be enjoyed from every room. Another highlight is the approximately 70 sqm rooftop terrace with panoramic views, pre-installation for an outdoor kitchen, and a KLAFS Sanarium with steam bath – ideal for relaxing hours outdoors.

The property features high-quality kitchen appliances from LIEBHERR and MIELE, access to two communal pools, energy-efficient heat pump air conditioning with underfloor heating, a BANG & OLUFSEN sound system, and smart home control. Additional amenities include an elevator from the underground garage, storage room, separate laundry with SIEMENS appliances, alarm system and premium sun and wind protection systems.

A true gem that embodies elegance, serenity, and offers breathtaking views of the sea and the picturesque landscape.

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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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Peace and nature: panoramic views of the sea and mountains from the



Mediterranean feeling: relax above the rooftops with panoramic sea views



Cooking with a view: open kitchen with panoramic sea view



Elegant living and dining area with Mediterranean flair and sea view



Open kitchen with cooking island and integrated wine fridge



Stylish cooking island in bright, open 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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Mediterranean evening atmosphere on the terrace with sea view



Stunning views of the blue sea and green surroundings



One of three bedrooms with sea view



Modern bathroom



One of three bedrooms with breathtaking views



Cozy bedrooms

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Bathroom with natural stone



Private outdoor area for relaxing moments with sea view



Communal complex with spacious pools and panoramic sea views



Communal complex with spacious pools and panoramic sea views



Sauna on the rooftop terrace



Evening ambiance over the harbor – directly from the terrace

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