

Andratx
Reference 077971




PORTA MALLORQUINA®
Your home. Our passion.

Where dreams come true: Building plot with villa project and building license in Puerto de Andratx with sea views

| | | | |
|-------------------|----------------------|---------------------|----------------------|
| constructed area: | 784 m ² | swimming pool: | ✓ |
| plot area: | 1.338 m ² | energy certificate: | in process |
| bedrooms: | 5 | | |
| bathrooms: | 6 | | |
| sea view: | ✓ | price: | € 3,480,000.- |



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Details:

In an exclusive area of Puerto de Andratx, one of the most sought-after residential locations on the island, lies this unique plot with a fully licensed project for a modern luxury villa. Surrounded by Mediterranean nature and offering breathtaking views of the sea and picturesque harbor, it provides the perfect combination of privacy, tranquility, and excellent connections.

The plot measures 1,338 sqm and is sold with full building permission and detailed architectural plans. Construction could begin as early as October 2025. The planned villa will span four levels, with approx. 421 sqm of living space and 784 sqm of total usable space, including a stunning 62 sqm infinity pool.

The design includes five spacious bedrooms, each with an en suite bathroom, a guest WC, and a private spa area with sauna, whirlpool, yoga and fitness room. Floor-to-ceiling windows create bright interiors and blend indoor and outdoor spaces seamlessly. A glass elevator connects all levels.

High-end features include frameless aluminum windows by Keller, an energy-efficient heat pump system, underfloor heating, air conditioning, photovoltaic system, high-speed fiber optic internet (1 GB), KNX smart home control, and an alarm system with perimeter security.

An exceptional opportunity for those seeking luxurious living with panoramic sea and harbor views in one of Mallorca's most exclusive locations.

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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



New build villa with mediterranean garden oasis



Design meets nature



Luxury under the starry sky



Atmospheric architecture

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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