

Puerto Andratx

Reference 078032




PORTA MALLORQUINA®
Your home. Our passion.

High-quality villa with harbour views and holiday rental licence in Puerto Andratx

constructed area:	220 m ²	swimming pool:	✓
plot area:	1.066 m ²	energy certificate:	in process
bedrooms:	3		
bathrooms:	2		
sea view:	✓	price:	€ 4,650,000.-



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Details:

This private and quietly located villa is situated in a traffic-calmed cul-de-sac in a sought-after location in Port Andratx and offers beautiful views of the harbour. Restaurants, cafés, and all amenities around the harbour are within walking distance, while the property also offers a high level of privacy.

Following an extensive renovation, the property presents itself in a modern, timeless style and combines contemporary living comfort with a Mediterranean lifestyle. With approx. 154 sqm of living space, the finca offers an open-plan living and dining area with integrated kitchen, 3 bedrooms, 2 bathrooms, a guest WC, and a separate utility room.

The master bedroom enjoys sea and harbour views.

A particular highlight is the exceptionally spacious palm garden with automatic irrigation, its own private well, a large saltwater pool, and a separate whirlpool area. The pool area also enjoys views of the harbour – a rare detail that further enhances the Mediterranean character of this property.

Features include underfloor heating via an energy-efficient heat pump, separate hot/cold air conditioning units, tailor-made carpentry from Austria, an alarm system, natural stone and wooden floors, a terrace with screens and infrared heating. The furniture is included in the price.

An extension to add a fourth bedroom with bathroom as well as a single garage is possible.

The permanent holiday rental licence makes this property ideal as a private home, holiday residence, or investment property.

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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 with pool view



Mediterranean garden



Terrace with pool view



Terrace with pool view



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 and dining area



Modern kitchen



Open living area



One of 3 bedrooms



One of 2 bathrooms



One of 3 bedrooms

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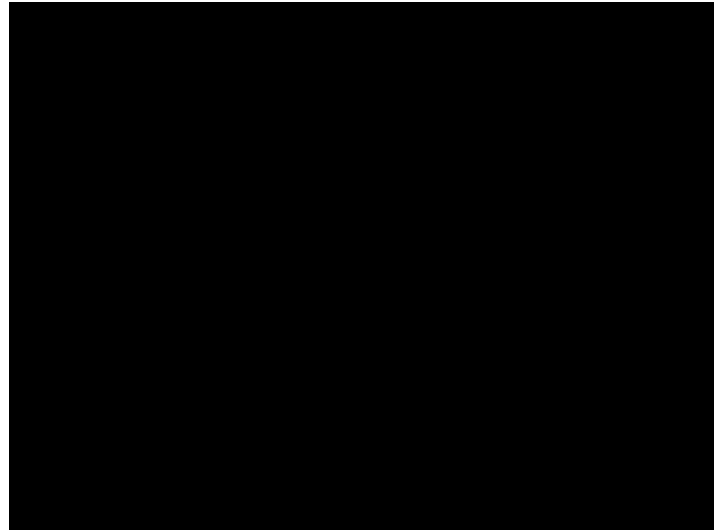
One of 3 bedrooms



One of 2 bathrooms



Entrance



Energiezertifikat

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