Puerto Andratx
Reference 121956

PORTA MALLORQUINA®
Your home. Our passion.

Modern newly-built villa with infinity pool and sea views in a quiet location in Puerto Andratx

constructed area:	601 m²	swimming pool:	✓
plot area:	1.259 m²	energy certificate:	a
bedrooms:	4		
bathrooms:	4		
sea view:	✓	**price:**	**€ 11,500,000.-**

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

Puerto Andratx
Reference 121956

PORTA MALLORQUINA®
Your home. Our passion.

Details:

The idyllic harbour area of Puerto Andratx, surrounded by impressive mountains and the clear, turquoise-blue waters of the Mediterranean, has earned the distinction of becoming a luxurious refuge for the wealthy and prominent. This elegant and sustainable, newly-constructed villa is situated exactly there.

Timeless elegance has been united with modern luxury and offers the highest level of comfort on every level. Three generous bedrooms, each with its own stylishly-designed en-suite bathroom, guarantee privacy and relaxation of the highest level, with a guest WC providing further convenience. An open living/dining area forms the heart of the villa with light-flooded rooms offering unobstructed views over the surrounding landscape. A high-quality American fitted kitchen equipped with Miele and Bora appliances leaves no wishes unfulfilled, and represents a true paradise for gourmets and hobby chefs.

Thanks to large sliding glass elements the living area opens seamlessly on to generous terrace areas, conveying a distinct indoor/outdoor feeling. They also allow the entry of ample natural light and integrate the exterior with the interior area, so that the Mediterranean climate can be enjoyed to the full whether with a relaxed alfresco breakfast or an evening with friends and family.

A real highlight of the villa is certainly the infinity saltwater pool, which invites for a refreshing swim whilst providing spectacular views of the sea and the sky - an incomparable backdrop at all times of the day.

A separate guest apartment offers comfort and privacy for visitors, with a private bedroom, a stylishly fitted bathroom, and a fully-equipped kitchen.

Further exclusive features include underfloor heating, air conditioning, a lift, state-of-the-art smart-home technology, and a photovoltaic system.

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.

Puerto Andratx
Reference 121956

PORTA MALLORQUINA®
Your home. Our passion.

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.

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.

Puerto Andratx
Reference 121956

PORTA MALLORQUINA®
Your home. Our passion.

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.