

Puerto Andratx

Reference 122197

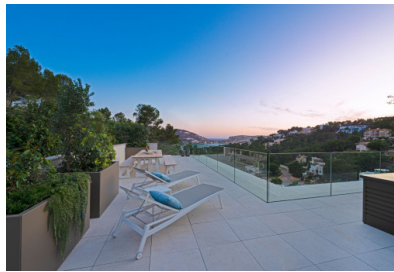


Elegant luxury villa with breathtaking sea views in Port Andratx

constructed area:	650 m ²	swimming pool:	✓
plot area:	1.089 m ²	energy certificate:	b
bedrooms:	5		
bathrooms:	5		
sea view:	✓	price:	€ 7,950,000.-



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Details:

Located in one of the most exclusive areas of southwest Mallorca, this luxury villa in Port Andratx blends modern architecture, contemporary design, and top-tier functionality. Built as a private residence, it features high-quality finishes and meticulous attention to detail, making it a truly exceptional property.

Bright, spacious interiors with floor-to-ceiling windows, high ceilings, and seamless indoor-outdoor flow offer a premium Mediterranean lifestyle. A private rooftop terrace with panoramic sea views and a fully independent guest apartment ensure maximum comfort and privacy.

The main house offers 3 en-suite bedrooms, a designer kitchen, a large living-dining area with terrace access, guest WC, laundry room, gym, garage for 2 cars, elevator to all levels, and an infinity pool with changing room and exterior bathroom. The guest apartment includes a separate entrance, 2 en-suite bedrooms, a fully equipped kitchen, living-dining area, guest toilet, and laundry space.

High-end features include Schüco thermal-acoustic windows and sliding doors, motorized blinds (Warema/Roma), mosquito screens, underfloor heating, zoned air conditioning, smart home system via app, and full security with cameras and access control.

Premium materials: natural stone, brushed oak parquet, walnut kitchens with ceramic countertops, Siemens appliances, Duravit bathrooms with Steinberg fittings. The home is furnished with designer pieces (Rolf Benz, Hülsta, Cattelan Italia), features designer lighting throughout, and a Mediterranean garden with automatic irrigation and LED lighting. Fully accessible, southwest-facing, and just steps from the yacht club and harbor promenade.

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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.

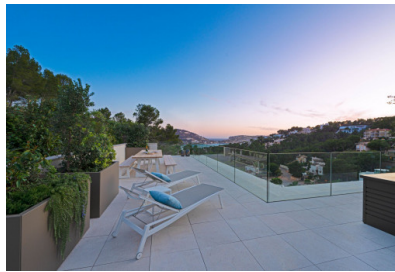
Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, 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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Exterior view with Pool



Chill-out area



Living area



Dining area



Living area

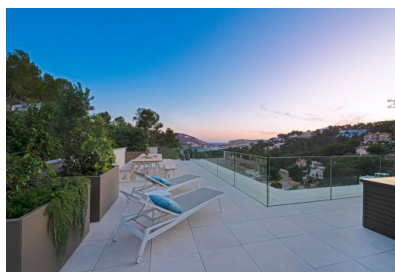


Dining area

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Kitchen



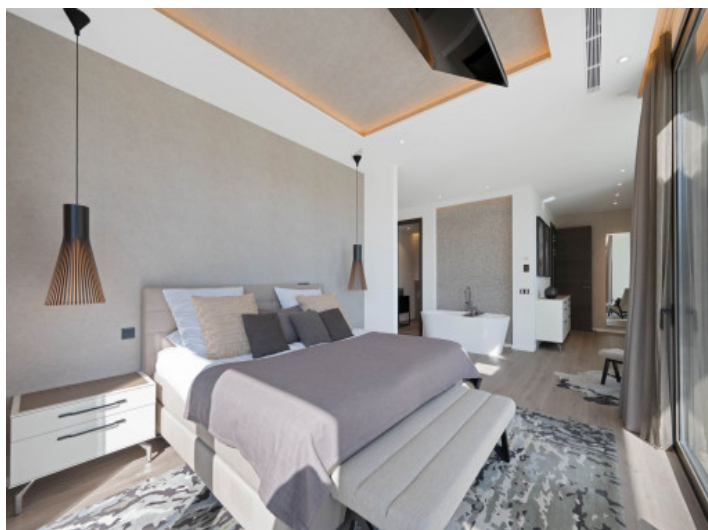
Entrance area



Bedroom



Bedroom



Bedroom



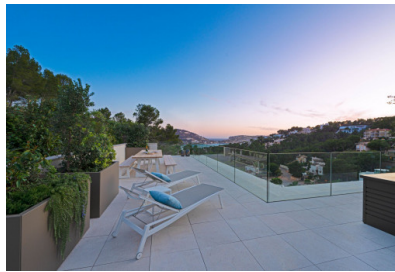
Bedroom

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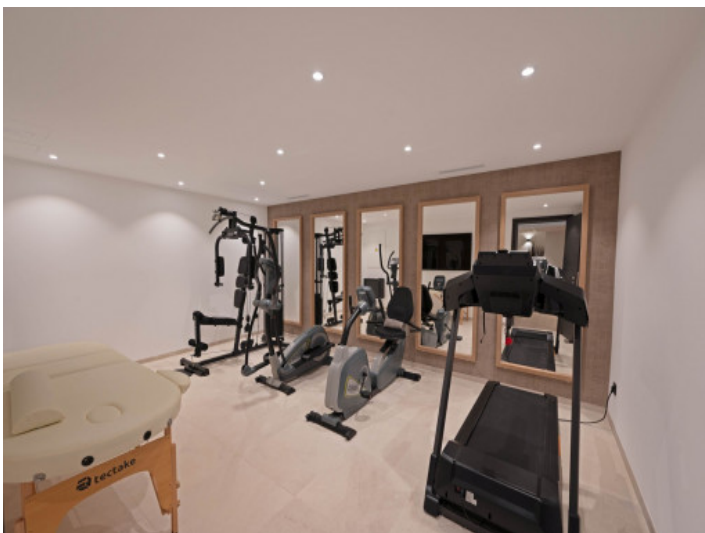
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Bathroom



Bathroom



Gym



Living area in guest apartment



Bedroom in guest apartment

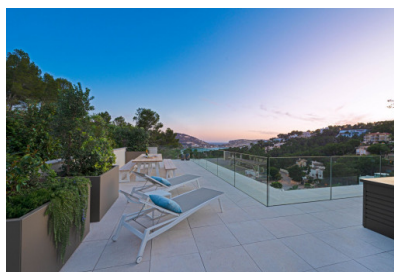


Kitchen in guest apartment

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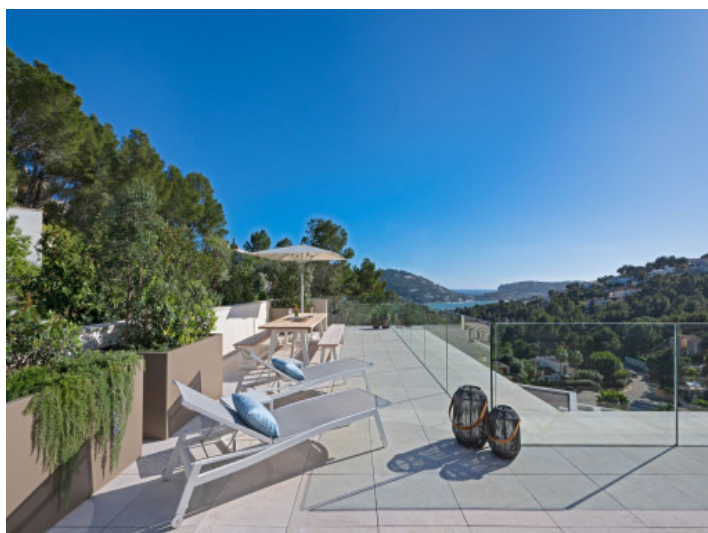
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Dining terrace



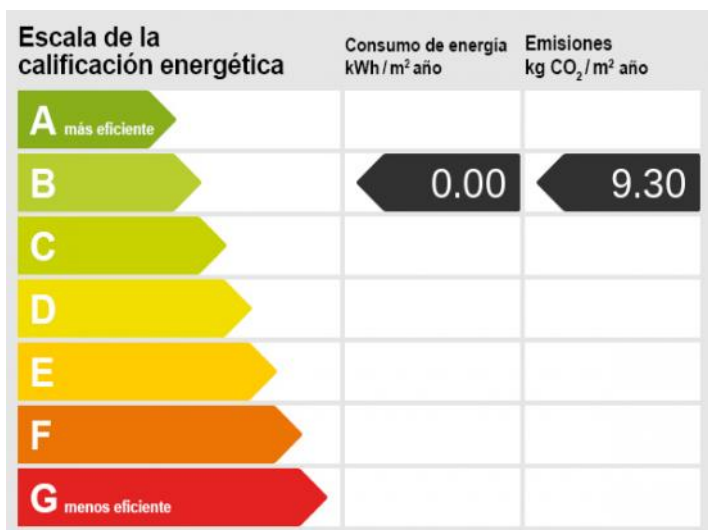
Pool



Roof terrace



Garage



Energy scale

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