

**Puerto Andratx**  
Reference 077797



**Exclusive apartment with garden and sea views in a desirable residential complex in Port d'Andratx**

constructed area:	138 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	in process
bathrooms:	3		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 1,150,000.-</b>



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### Details:

This unique apartment is situated in the exclusive 'Gran Folies' residential complex in exclusive Port d'Andratx, and offers breathtaking views of the sea and the mountains.

Distributed over its living space of 138 sqm are 3 bedrooms, each with its own bathroom, a fully-equipped fitted kitchen, the living/dining area and a cosy fireplace corner. From the living area there is access to a large private garden with wonderful views of the sea.

The large complex is characterised by its many facilities including concierge service, spa, sauna, steam bath, fitness, indoor pool, whirlpool, a bar, and a business centre with conference room and offices. There are also 2 further large pools, a children's pool and a wonderful subtropical garden.

Further features of this exceptional apartment are fitted wardrobes, underfloor heating, a fireplace, hot/cold air conditioning, a utility room and an underground parking space.

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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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Well-tended garden



Unique sea views



Mediterranean sea views from the balcony



Balcony with lounge area



Open living and dining area



Dining area from the apartment

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Fully equipped kitchen



Bedroom with bathroom en suite



Bedroom with built-in wardrobe



Bathroom with bathtub



Bathroom with shower



Bathroom with washbasin

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Office

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