

**Puerto Andratx**  
Reference 077803



  
**PORTA MALLORQUINA®**  
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## Mediterranean apartment in a luxurious residential complex with spa in Port Andratx

constructed area:	95 m <sup>2</sup>	swimming pool:	✓
bedrooms:	1	energy certificate:	in process
bathrooms:	1		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 545,000.-</b>



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### Details:

This unique apartment is located in the exclusive residential complex "Gran Folies", situated directly above the beach club of the same name in the romantic bay of Cala Llamp. The harbour promenade of Port d'Andratx with its numerous restaurants, galleries and cafés is only a few minutes away, and the Camp de Mar golf course is also very close by.

Its constructed interior area of 95 sqm consists of a bedroom with a very large en-suite bathroom fitted with a triangular bathtub and shower, a light-flooded living/dining room with access to an approx. 12 sqm covered terrace, and a spacious fitted kitchen equipped with Poggenpohl and Küppersbusch appliances.

The absolute highlight of this property is the hotel-like residential complex with 2 large pools and a children's pool, all surrounded by beautiful subtropical gardens, complete with a concierge service, spa, sauna, steam bath, fitness area, indoor pool, whirlpool, bar, business centre, conference rooms and co-working offices.

Further features include underfloor heating, fireplace, hot/cold air conditioning, natural-stone floors, 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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Lounge area on the balcony



Open living and dining area



Bright living area



Fully equipped kitchen



Cosy bedroom



Bathroom with shower and bathtub

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.