

**Andratx**  
Reference 077914



PORTA MALLORQUINA®

Your home. Our passion.

Very spacious family-villa on a large plot with a valid building licence

constructed area:	420 m <sup>2</sup>	energy certificate:	in process
plot area:	2.408 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,900,000.-</b>



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## Details:

The unique 'Finca Sierra' presents an exclusive real estate project in the charming municipality of Andratx, Mallorca, within easy walking distance to all local amenities, shops, cafes and restaurants. Its location successfully combines tranquillity and central accessibility and includes an impressive plot of over 2,400 sqm.

One of the finca's diverse highlights is its large garden with private pool and lounge area, ideal to spend relaxing time outdoors.

Finca Sierra impresses with a living space of 301 sqm spread over 2 levels and including 4 spacious bedrooms, 3 of which are equipped with luxurious en-suite bathrooms.

On the ground floor is the open living/dining area, a modern kitchen, a utility room, and a covered terrace harmoniously connecting the interior with the garden.

A combination of traditional Mallorcan elements, including natural-stone and wood, create an elegant atmosphere. Also planned is an energy-efficient heat-pump system for the air conditioning and the underfloor heating.

The shell-construction is complete, and the construction licence has been granted, with additional building-land making extensions such as a garage or a guest area possible if required.

This exceptional finca will be ideal for those seeking a luxurious retreat, although being very centrally located.

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## Location & surrounding area:

Puerto de Andratx is one of the best and most spectacular natural harbours of Majorca, surrounded by beautiful bays like Cala Llamp, Cala Moragues and Cala d'Egos. This modern location, with its exceptionally villas and complexes and few luxury hotels, has developed from an inconsiderable fishing village to one of the most important and exclusive touristic centres, thanks to the nautical activities. The marina Club de Vela with approx. 500 moorings is one of the best equipped on the Balearic Island. On the mole is the fish-trading building, where the daily and fresh catch of the fisherman can be bought. In the harbour do still exist some monuments of great historical and architectural interest, like Sant Carles on la Mola or the protective towers. Several interesting shops and exquisite restaurants with wonderful sea view terraces are situated on the water front to please their visitors.

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The villa and plot



Façade



Living area



Living and dining area



Dining area



Façade

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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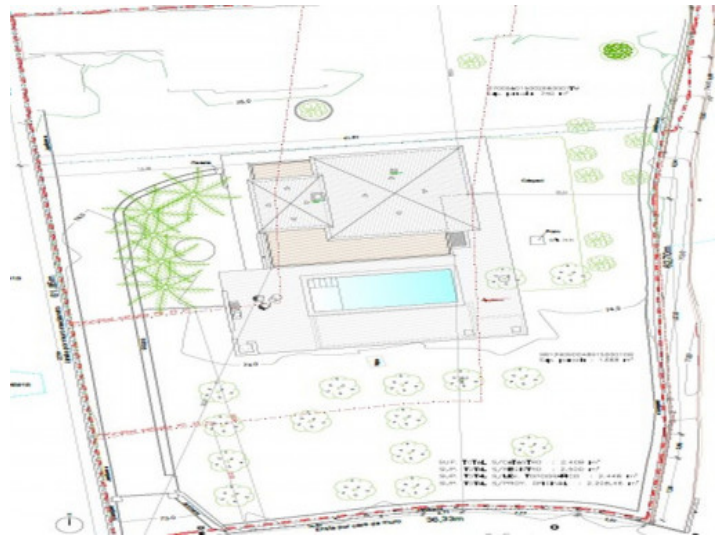
Villa with pool



Floorplan



Floorplan



Plan

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