

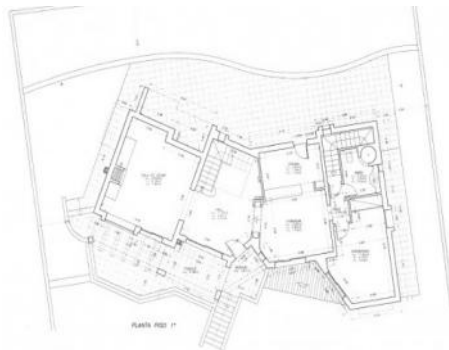
## Puerto Andratx Reference 122153



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Mediterranean dream villa with pool and panoramic views in Port Andratx

constructed area:	364 m <sup>2</sup>	swimming pool:	✓
plot area:	826 m <sup>2</sup>	energy certificate:	g
bedrooms:	4		
bathrooms:	5		
sea view:	✓	<b>price:</b>	<b>€ 2,750,000.-</b>



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### Details:

This exceptional villa is located in the exclusive and private urbanization Can Borrás, which provides a quiet and peaceful environment. In the immediate vicinity is the vibrant port area, just 3 min. by car or 10 min. on foot.

The most outstanding feature of this property is the impressive combination of privacy, luxury and sweeping views. The bright, south-facing villa enjoys the best of the Mediterranean climate and offers breathtaking views of the sea and nearby harbor - all from its private retreat.

This magnificent villa offers a generous living space of 364 sqm on a plot of 826 sqm. The property has 4 spacious bedrooms, each with its own bathroom. The bright, open floor plan includes a fully updated kitchen, spacious living areas and a cozy, authentic fireplace with a glass-enclosed hearth. The villa is designed with a blend of modern luxury and traditional charm.

The house has air conditioning (hot/cold) in the bedrooms.

Energy efficient electric underfloor heating throughout the house.

Several large covered terraces and a barbecue area for outdoor entertaining.

This villa is the ideal family home, offering everything you need to relax and entertain. With its enviable location and unparalleled facilities, this villa is more than just a home; it is a lifestyle waiting for you to embrace.

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### Location & surrounding area:

Port d'Andratx is one of Mallorca's most famous natural harbors. The once very small fishing village has developed over the years into one of the most exclusive and popular places on the island thanks to its extraordinary villas, luxury hotels and nautical activities. The upscale gastronomy has also taken advantage of this and you will find all the delicacies your heart desires in the numerous restaurants.

When Port d'Andratx is not captivating with its bars, boutiques and restaurants, it is definitely worth taking a trip into the beautiful natural surroundings. The nearby bays, such as Cala Llamp, Cala Moragues or Cala d'Egos, offer pure relaxation. However, the fishing culture of the harbor has by no means been displaced; it is virtually alive and well. This is why the fish market is located on the pier, where the daily fresh catch is sold. There are also a number of monuments of great historical and architectural interest in the port, such as Sant Carles on la Mola or the defensive towers. The unforgettable sunsets and the special flair that make this place so unique can be best enjoyed at the end of the day with a nice glass of wine at the harbor.

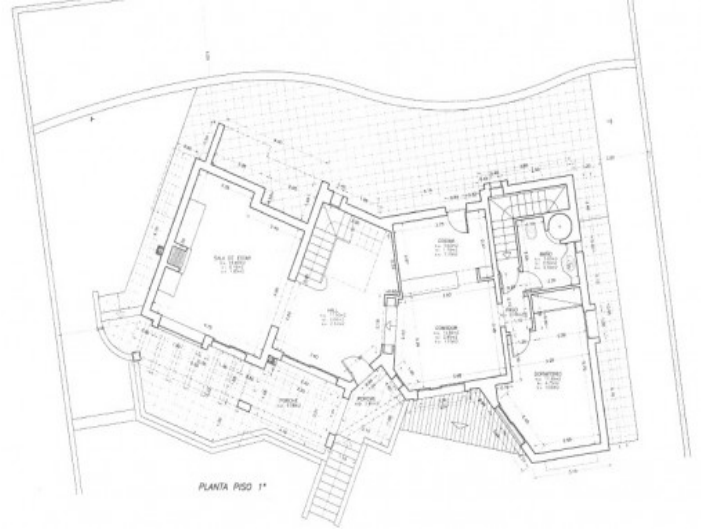


# Puerto Andratx

## Reference 122153



Sea views



Exterior view



Exterior view



Exterior view



Pool



Pool

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 122153



Chill-out area



Living area



Living area



Dining area



Kitchen



Floor

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# Puerto Andratx

## Reference 122153



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom



Bathroom

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# Puerto Andratx

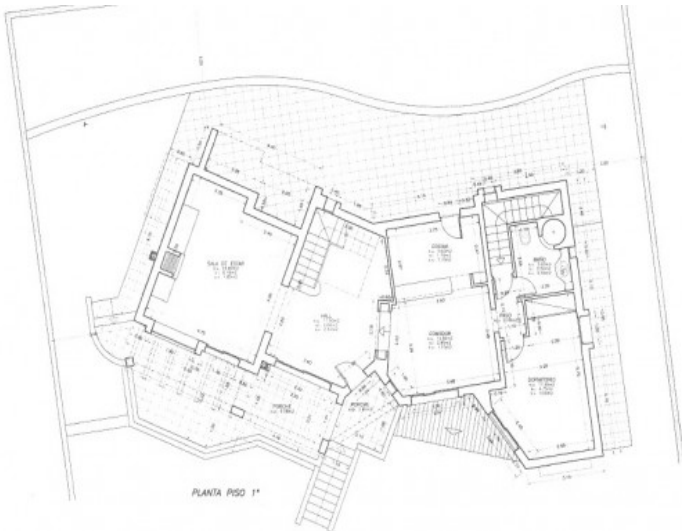
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Garage



Floor plan



Floor plan

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E		
F	272.30	
G menos eficiente		85.50

Energy certificate

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