

**Puerto Andratx**  
Objekt-Nr. 077809



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Enchanting penthouse with sea views and private roof terrace in Port d'Andratx

living space:	195 m <sup>2</sup>	Zwembad:	✓
Slaapkamers:	3	LABEL_ENERGIEKLA	in voorbereiding
Badkamer:	3	SSE:	
Terras/Balkon:	✓		
Uitzicht op zee:	✓	<b>Prijs:</b>	<b>€ 1.995.000,-</b>



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### Objektbeschrijving:

This luxurious penthouse is located in the exclusive "Gran Folies" residential complex, 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 just a few minutes away and the Camp de Mar golf course is also very close by.

Highlights of this exceptional property are provided by the large, private terraces with open views over Cala Llamp, and the hotel-like residential complex. This has 2 large pools and a childrens' pool surrounded by beautiful subtropical gardens, with concierge service, spa, sauna, steam bath, fitness room, indoor pool, whirlpool, bar, business centre, conference rooms and co-working offices.

The penthouse-apartment stretches over a constructed internal area of approx. 95 sqm, with 3 bedrooms and 3 bathrooms, 2 of which are en suite and fitted with a triangular bath and shower paradise. The kitchen was recently renovated to a very high standard and is fully-equipped with top-quality appliances, and the spacious, light-flooded living/dining area has a fireplace and offers direct access to the covered terrace of approx. 40 sqm, as well as to a roof terrace of approx. 60 sqm with magnificent panoramic views.

Further features include underfloor heating, natural stone floors, a fireplace, hot/cold air conditioning, a utility room and an underground parking space.

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### Locatie en omgeving:

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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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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