

# Puerto Andratx

Objekt-Nr. 077863



PORTA MALLORQUINA®

Your home. Our passion.

## Well-maintained apartment in Port Andratx with sea and marina views

living space: 103 m<sup>2</sup>

Slaapkamers: 2

Badkamer: 2

Terras/Balkon: ✓

Uitzicht op zee: ✓

Zwembad: -

LABEL\_ENERGIEKLA e

SSE:

**Prijs: € 435.000,-**



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### Objektbeschrijving:

This lovely apartment is situated in the desirable location of Port Andratx, and offers unobstructed views of the sea and the marina. It is within easy walking distance of the town centre with its charming local shops, restaurants and cafés. The picturesque harbour promenade and the immediate proximity to the sea make its location particularly appealing.

The apartment has a living space of 87 sqm distributed over an openly-designed living/dining area with integrated kitchen, 2 bedrooms and 2 bathrooms.

A highlight of the charming apartment is the 15 sqm balcony from where direct views of the sea and the marina can be enjoyed.

The apartment already has a very reliable rental tenant with a rental agreement from 01.02.2023 until 30.01.2028, which together with its very desirable location makes the property an excellent investment

Further features include: hot/cold air conditioning and new windows.

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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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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	114.39	20.01
F		
G menos eficiente		



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