

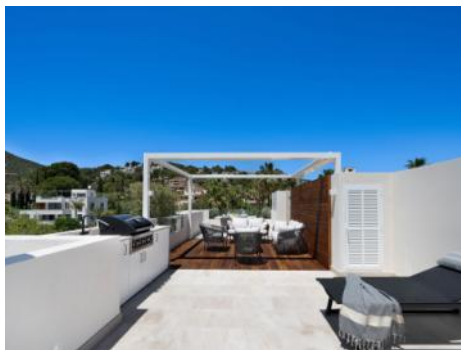
**Puerto Andratx**  
Objekt-Nr. 121532



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

## Luxurious penthouse "Sea Diamond" in Port Andratx with breathtaking harbour views

living space:	161 m <sup>2</sup>	Zwembad:	-
Slaapkamers:	2	LABEL_ENERGIEKLA	c
Badkamer:	2	SSE:	
Terras/Balkon:	✓		
Uitzicht op zee:	✓	<b>Prijs:</b>	<b>€ 2.350.000,-</b>



# Puerto Andratx

## Objekt-Nr. 121532



### Objektbeschreibung:

This exclusive penthouse is situated in a prime location directly on the "Club de Vela" marina in Port d' Andratx, within easy walking distance of the harbour promenade with its diverse restaurants, cafés, boutiques and galleries. The penthouse offers an exceptional place to live, with its breathtaking views of the harbour and the surrounding natural bay.

Recently completely refurbished, the property is equipped with state-of-the-art technology including air conditioning and underfloor heating supported by an energy-efficient heat pump, a KNX smart-home system and a Sonos sound system. Fittings and features include fine parquet flooring and natural stone tiles creating a luxurious living ambience, electric "Bioclimatic Sun Protection" pergolas, and opulent, remote-controlled sun protection awnings on the terrace, all providing additional comfort and convenience.

A living space of 82 sqm is distributed over a spacious living/dining area with openly-designed kitchen, 2 bedrooms, each with its own en suite bathroom, and an additional terrace of 12 sqm. The well-designed room layout and high-quality furnishings leave nothing to be desired, and provide maximum living comfort.

A special highlight is certainly the large roof terrace which has an area of 70 sqm, equipped with a summer kitchen, barbecue zones, a dining area and an outdoor shower. An electric pergola, and the possibility to install a hot tub make this wonderful terrace the perfect place to relax and enjoy the superb panoramic views over the harbour and the sea.

Please do not hesitate to contact us for further information on this unique penthouse. We will be pleased to arrange a personal viewing to present to you the advantages of this exceptional property in Port d' Andratx. We look forward to receiving your inquiry.

# Puerto Andratx

## Objekt-Nr. 121532



### 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.



# Puerto Andratx

Objekt-Nr. 121532



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  
Objekt-Nr. 121532



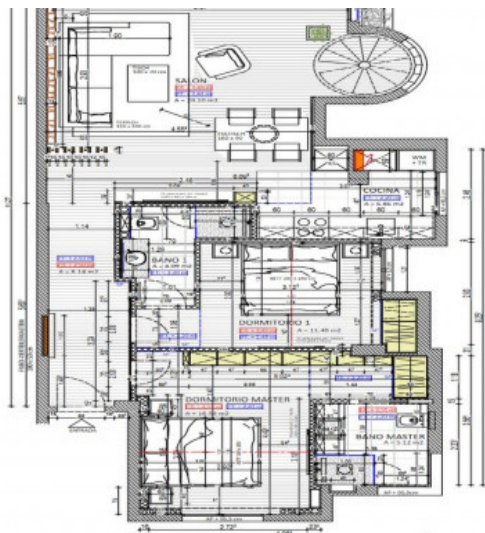
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



# Puerto Andratx

## Objekt-Nr. 121532



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	45.90	14.40
D		
E		
F		
G menos eficiente		

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.