

**Puerto Andratx**  
Objekt-Nr. 122197



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

## Elegant luxury villa with breathtaking sea views in Port Andratx

living space:	650 m <sup>2</sup>	Zwembad:	✓
Perceel:	1.089 m <sup>2</sup>	LABEL_ENERGIEKLA	b
Slaapkamers:	5	SSE:	
Badkamer:	5		
Uitzicht op zee:	✓	<b>Prijs:</b>	<b>€ 7.950.000,-</b>



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### Objektbeschreibung:

Located in one of the most exclusive areas of southwest Mallorca, this luxury villa in Port Andratx blends modern architecture, contemporary design, and top-tier functionality. Built as a private residence, it features high-quality finishes and meticulous attention to detail, making it a truly exceptional property.

Bright, spacious interiors with floor-to-ceiling windows, high ceilings, and seamless indoor-outdoor flow offer a premium Mediterranean lifestyle. A private rooftop terrace with panoramic sea views and a fully independent guest apartment ensure maximum comfort and privacy.

The main house offers 3 en-suite bedrooms, a designer kitchen, a large living-dining area with terrace access, guest WC, laundry room, gym, garage for 2 cars, elevator to all levels, and an infinity pool with changing room and exterior bathroom. The guest apartment includes a separate entrance, 2 en-suite bedrooms, a fully equipped kitchen, living-dining area, guest toilet, and laundry space.

High-end features include Schüco thermal-acoustic windows and sliding doors, motorized blinds (Warema/Roma), mosquito screens, underfloor heating, zoned air conditioning, smart home system via app, and full security with cameras and access control.

Premium materials: natural stone, brushed oak parquet, walnut kitchens with ceramic countertops, Siemens appliances, Duravit bathrooms with Steinberg fittings. The home is furnished with designer pieces (Rolf Benz, Hülsta, Cattelan Italia), features designer lighting throughout, and a Mediterranean garden with automatic irrigation and LED lighting. Fully accessible, southwest-facing, and just steps from the yacht club and harbor promenade.

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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.

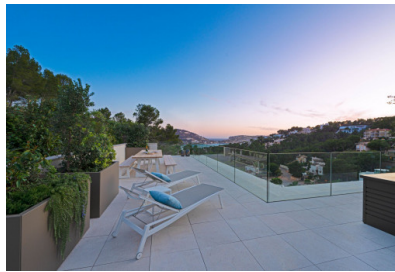
Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, 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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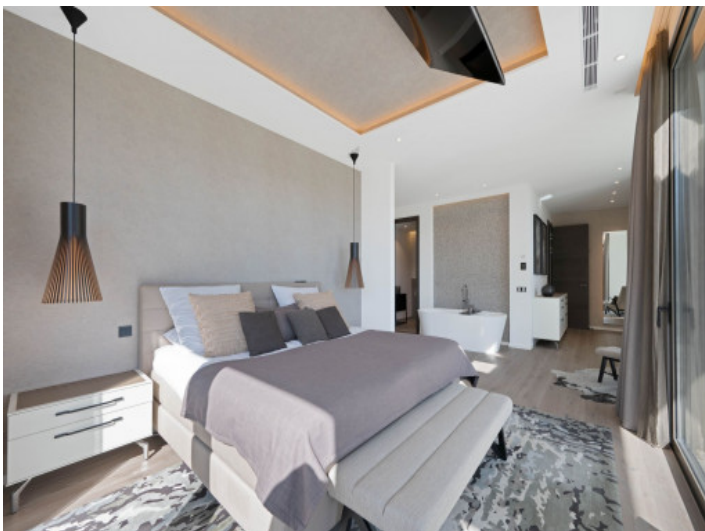
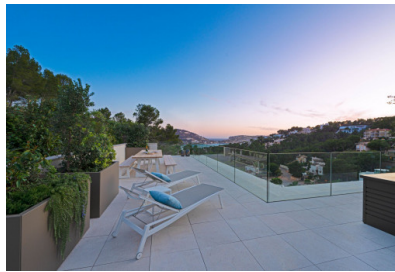
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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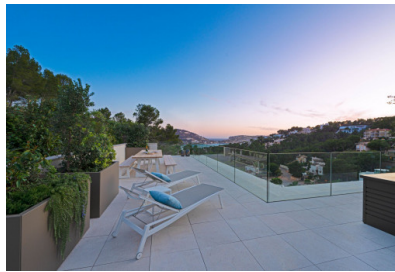


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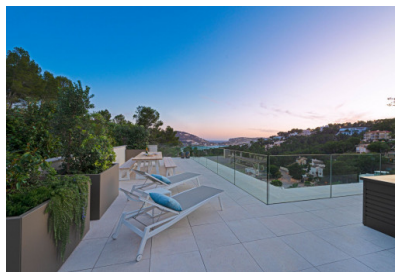


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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B	0.00	9.30
C		
D		
E		
F		
G menos eficiente		

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