

Andratx
Objekt-Nr. 122573




PORTA MALLORQUINA®
Your home. Our passion.

Villa with boundless panoramic sea views and ultimate privacy in Andratx

living space:	573 m ²	Zwembad:	✓
Perceel:	1.823 m ²	LABEL_ENERGIEKLA	c
Slaapkamers:	3	SSE:	
Badkamer:	3		
Uitzicht op zee:	✓	Prijs:	€ 9.950.000,-



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Objektbeschreibung:

Nestled in the picturesque surroundings of Puerto de Andratx, Mallorca, this modern villa occupies a location that meets the highest expectations of Mediterranean living. Surrounded by majestic mountains and impressive sea views, it offers a unique vantage point to enjoy the most beautiful sunsets of the region – a daily spectacle full of charm and atmosphere.

On a 1,820 sqm plot, the villa offers 382 sqm of constructed interior space, providing generous living areas that blend contemporary architecture with Mediterranean elegance. The open living and dining area and the high-quality Bulthaup designer kitchen connect seamlessly to the expansive terraces. Three bedrooms with en-suite bathrooms provide comfort and privacy. There is also the option to create a separate guest house with approx. 100 sqm, offering 2 additional bedrooms and 2 bathrooms.

The outdoor area is one of the absolute highlights: a spectacular infinity pool with unobstructed sea views, several spacious terrace areas and a large rooftop terrace with BBQ zone create multiple spaces for relaxation and enjoyment. Here, panoramic views, nature and architecture merge into a unique living experience.

A spa and fitness area, a modern lift, underfloor heating, smart-home system, air conditioning with energy-efficient heat pumps and a gas fireplace complete the premium features.

The combination of a privileged location, modern architecture, high-end amenities and exceptional privacy makes this villa a rare opportunity in one of Mallorca's most exclusive areas.

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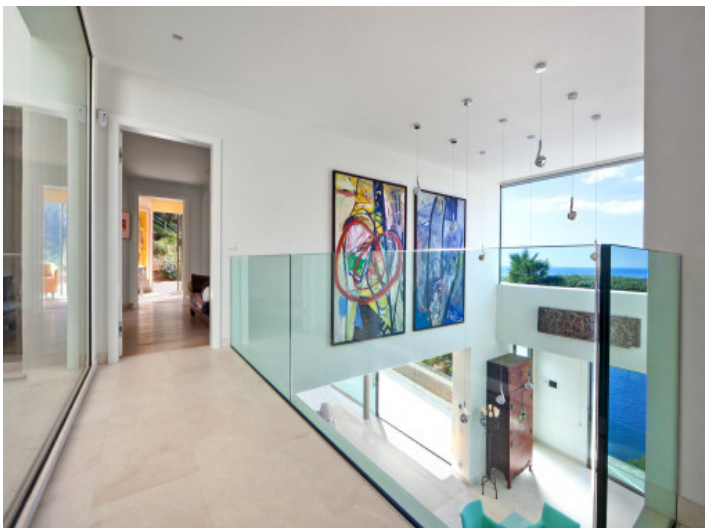
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Locatie en omgeving:

Puerto de Andratx is one of the best and most spectacular natural harbours of Majorca, surrounded by beautiful bays like Cala Llamp, Cala Moragues and Cala d'Egos. This modern location, with its exceptionally villas and complexes and few luxury hotels, has developed from an inconsiderable fishing village to one of the most important and exclusive touristic centres, thanks to the nautical activities. The marina Club de Vela with approx. 500 moorings is one of the best equipped on the Balearic Island. On the mole is the fish-trading building, where the daily and fresh catch of the fisherman can be bought. In the harbour do still exist some monuments of great historical and architectural interest, like Sant Carles on la Mola or the protective towers. Several interesting shops and exquisite restaurants with wonderful sea view terraces are situated on the water front to please their visitors.

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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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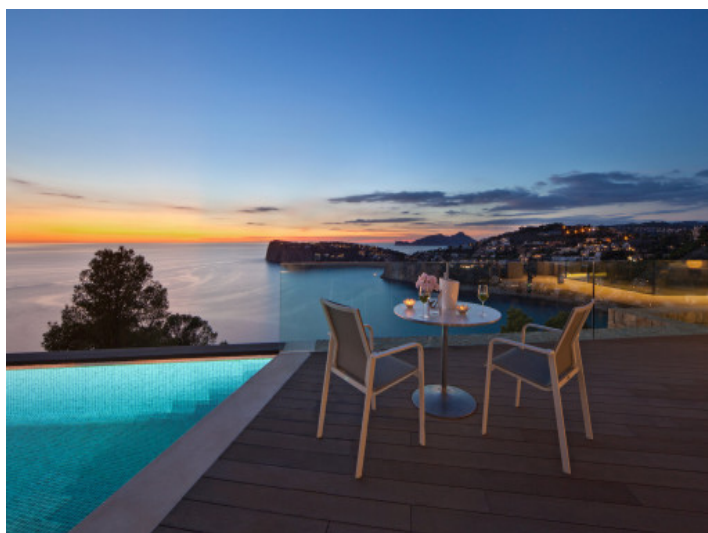
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Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO ₂ /m² año
A más eficiente		
B		
C	61.60	19.30
D		
E		
F		
G menos eficiente		

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