



KENSINGTON[®]

Finest Properties International

A Modern Mediterranean Sanctuary – Where Every Day Feels Like a Holiday



general:

| | | | |
|--------------------------------|-----------------------|----------------------------------|-----------------------|
| object number external: | KAO1026 | as from: | 21.07.2025 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 2019 |
| place: | 07157 Port d'Andratx | living space: | 320,00 m ² |
| Floor space: | 517,00 m ² | Total size of site: | 739,00 m ² |
| Number of Rooms: | 4,0 | Number of bedrooms: | 3,0 |
| Number of bathrooms: | 3,0 | number of parking spaces: | 2,0 |
| Condition: | as new | Interior cat.: | luxury |

prices:

purchase price: 3.995.000,00 €

energy certificate:

| | | | |
|-------------------|----------|--------------------------------|-------|
| age group: | 2014 | value class: | B |
| beaconing: | electric | primary energy sources: | Strom |

contact person:

| | | | |
|------------------|---------------------------------------|----------------|-------------------------------------|
| company: | Port Andratx Finest Properties S.L.U. | name: | Agnes Gyulai |
| position: | Sales Agent | street: | Carrer d'Antoni Calafat Toni Pino 7 |
| place: | 07157 Port Andratx | www: | www.kensington-andratx.com |

Infrastructure:

Description:

EXCLUSIVE WITH US!!!

Wake to the sound of the sea and the golden warmth of the sun rising over the Mediterranean. Step onto your terrace, coffee in hand, as the horizon stretches wide and quiet before you. Days begin slowly here. Evenings end in stillness floating in your private pool as the sky turns to fire and then to stars.

This isn't just a villa. It's a feeling of peace, of beauty, of being exactly where you're meant to be.

Bathed in natural light and designed for connection, this modern, southeast-facing home flows effortlessly from one open space to the next. A sunken lounge invites deep rest. The sleek Gaggenau kitchen is a haven for slow meals and good conversation. Three serene bedrooms, each with en suite bathrooms and custom fitted wardrobes, offer comfort that lingers long after sunset.

Rich real wood floors, natural stone, and soft, ambient lighting create an atmosphere of quiet luxury. A private lift, underfloor heating, and generous storage blend elegance with ease. And outside? Mature olive, lemon, and pomegranate trees perfume the garden, grounding you in the rhythms of the Mediterranean.

Beyond your private sanctuary, enjoy exclusive access to a wellness spa featuring an indoor pool, gym, sauna, and steam room, with a dedicated concierge to make life even smoother.

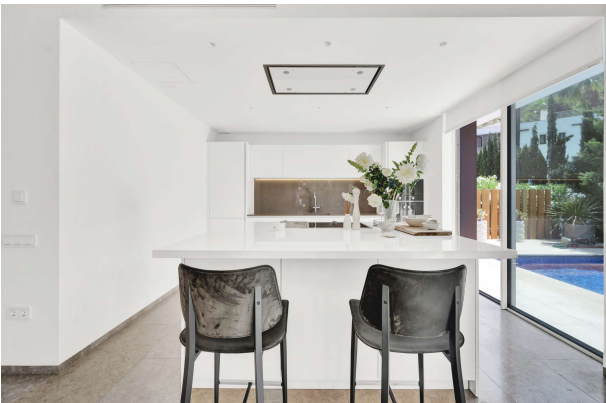
Here, surrounded by nature and silence, modern living meets timeless soul.

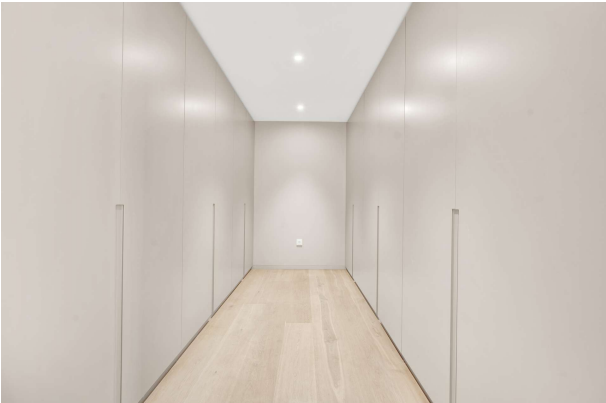
A place not just to visit but to truly belong.

images

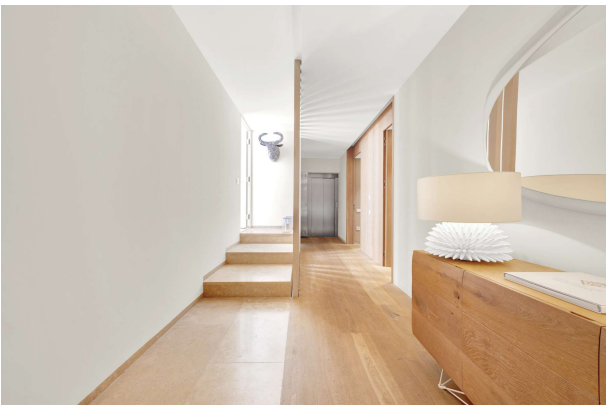




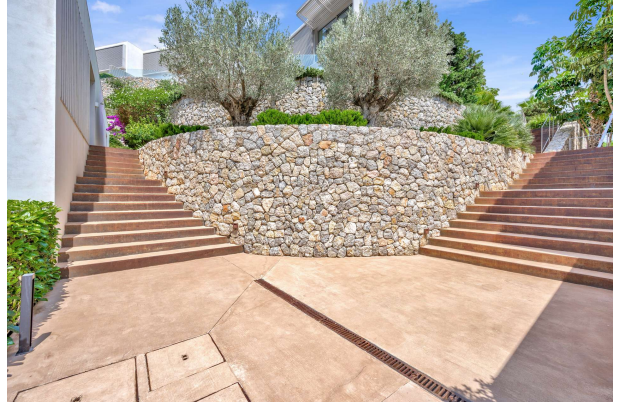


















TOTAL: 289 m²
 FLOOR 1: 121 m², FLOOR 2: 159 m², FLOOR 3: 9 m²
 EXCLUDED AREAS: ELEVATOR: 9 m², PASSAGE: 1 m², TERRACE: 161 m²
 WALLS: 17 m²

Floor Plan Created By: CAD/CAM/APP Measurements Over and Rights Reserved. Not To Be Reproduced.

