

# A Mediterranean Sanctuary Where Every Day Feels Like a Holiday



## general:

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object number external:	KAO1032	as from:	08.08.2025
usage:	habitation	marketing method:	purchase
property:	flat	construction year:	1975
place:	07157 Andratx	available from:	July-16-2025
living space:	131,00 m²	Number of Rooms:	4,0
Number of bedrooms:	3,0	Number of bathrooms:	2,0
number of parking spaces:	1,0	Condition:	

## prices:

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purchase price:	1.695.000,00 €
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## energy certificate:

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type of energy ID:	VERBRAUCH	expiry date:	13.05.2035
age group:	2014	value class:	E
beaconing:	electric	primary energy sources:	Strom
energy consumption value:	161,6 kWh/m²/a		

## contact person:

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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:

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Imagine waking up every morning to the endless blue of the Mediterranean stretching beyond your terrace. The sunlight dances across the water as you sip your coffee, barefoot, breathing in the sea air. This is not a holiday this is home.

Perched front line to the sea in one of Mallorca's most coveted harbors, this extraordinary 3-storey apartment in Puerto Andratx is a rare opportunity to live the dream, every single day. Two spectacular terraces seem to melt into the horizon, creating a seamless connection between indoor comfort and the wild beauty of the sea. Here, sunsets aren't something you catch—they're something you feel, washing over you in golden light as you gather with friends, wine in hand, heart full.

The open living and dining area is flooded with light and opens to a terrace that makes every meal feel like a celebration. Two cozy bedrooms offer restful silence, while a separate guest apartment with kitchenette means loved ones can join you without ever intruding. Every detail wood-framed double-glazed windows, cool stone floors, a sea-view pool, and direct access to the ocean has been designed for a life well lived.

Set just 10 minutes from the quiet sands of Fonoll Beach and walking distance to the charm of Puerto Andratx's cafes and boutiques, this home is your invitation to embrace a slower, richer rhythm of life.

This isn't just a property. It's where memories are made, where seasons blur into timeless moments, and where the sea becomes your soundtrack.

Fully furnished. Ready for your next chapter.

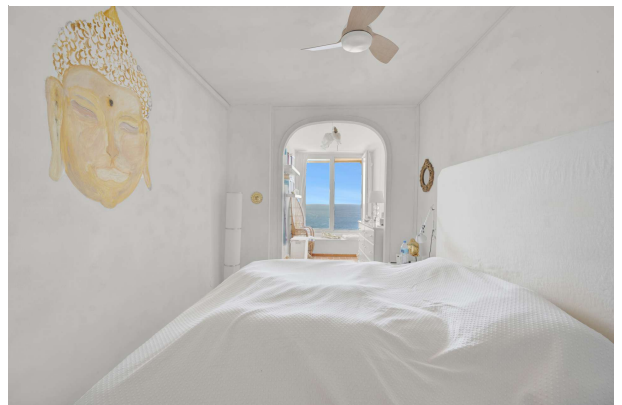
## images

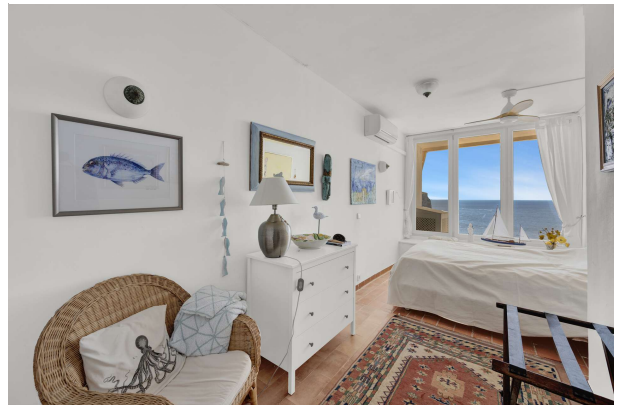
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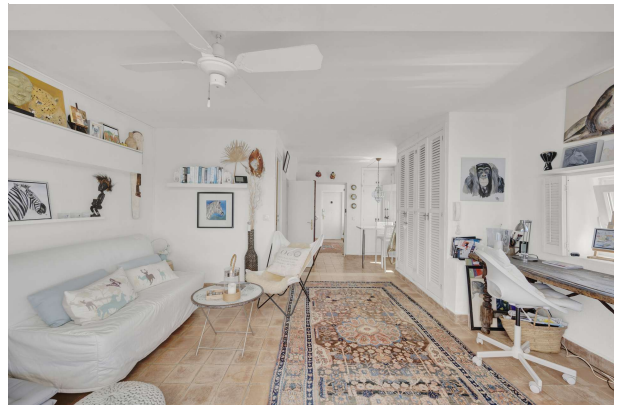


















**TOTAL: 129 m2**  
 BELOW GROUND: 37 m2, FLOOR 2: 45 m2, FLOOR 3: 47 m2  
 EXCLUDED AREAS: BALCONY: 25 m2  
 WALLS: 15 m2

Floor Plan Created By Calacado App. Measurements Derived Highly Reliable But Not Guaranteed.

