



KENSINGTON[®]
Finest Properties International

Exclusive penthouse in walking distance to Port Andratx



general:

object number external:	KAO966	as from:	23.01.2025
usage:	habitation	marketing method:	purchase
property:	flat	place:	07157 Port Andratx
living space:	82,00 m ²	Floor space:	170,00 m ²
Number of Rooms:	3,0	Number of bedrooms:	2,0
Number of bathrooms:	2,0	number of parking spaces:	1,0

prices:

Error: could not translate key	0,00 €	purchase price:	2.350.000,00 €
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energy certificate:

contact person:

name:	KENSINGTON Port Andratx	street:	Avda. Rey Jaime 109 Local 2
place:	07180 Santa Ponça	phone:	+34 971690421
Email:	agnes.gyulai@kensington-international.com		

Infrastructure:

Description:

Nestled in the heart of Puerto de Andratx's luxurious marina, this newly renovated penthouse is a true Mediterranean gem, offering breathtaking views of the harbor and just a short walk from the exclusive Port Andratx. This stunning home is a seamless blend of modern elegance and coastal beauty, with spacious living and dining areas that flow into a sleek open kitchen.

The expansive roof terrace is a standout feature, with plenty of room for relaxation, outdoor dining, and an optional whirlpool. The fully equipped outdoor kitchen, complete with BBQ and refrigerator, makes it perfect for al fresco gatherings. The terrace is further enhanced by an electric "Bioclimatic Sun Protection" pergola and remote-controlled

sun blinds, providing comfort and shade at the touch of a button.

Inside, this penthouse is a masterpiece of design, featuring two en suite bedrooms, each designed with the finest materials and craftsmanship, including bespoke Austrian carpentry, natural stone, and special wooden flooring. The home is equipped with the latest in energy-efficient technology, including a heat pump system for both air conditioning and underfloor heating. The KNX home automation system allows for complete control over lighting, climate, and ambiance, while low-energy LED lighting creates a sophisticated atmosphere throughout. For added convenience, the penthouse includes an integrated washing machine and dryer, along with a Sonos-controlled sound system for superior audio throughout the home.

It also features durable aluminum windows with thermal insulation glazing, ensuring both comfort and energy efficiency. High-speed fiber-optic WLAN guarantees seamless connectivity, and a private parking space adds to the convenience of living in this secure, well-maintained community.

Fully furnished with designer pieces, it represents the ultimate blend of luxury, comfort, and modern sophistication—perfectly located for those seeking the very best of marina living.

images



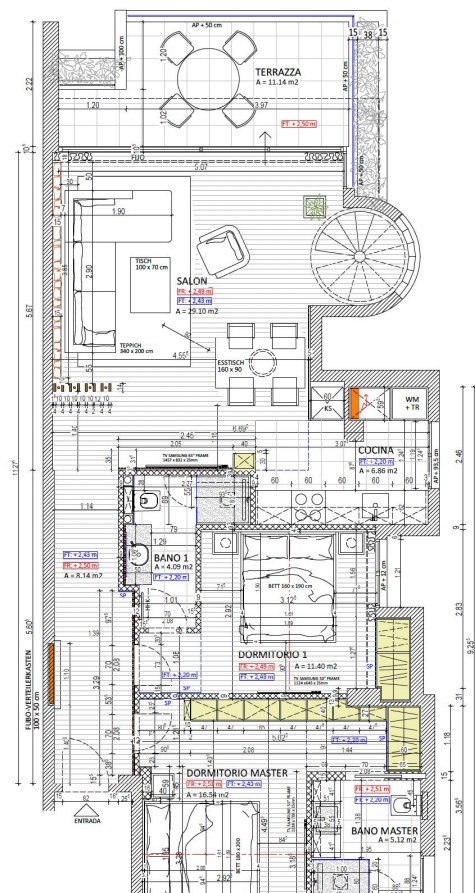








Floorplan



Flooplan Rooftop

