



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Modern masterpiece with panoramic views of the sea and mountains



## general:

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<b>object number external:</b>	KAO01010	<b>as from:</b>	22.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2024
<b>place:</b>	07157 Andratx	<b>living space:</b>	330,00 m <sup>2</sup>
<b>Total size of site:</b>	1.147,00 m <sup>2</sup>	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	3,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	6.500.000,00 €
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## energy certificate:

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<b>beaconing:</b>	air heat pump
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## contact person:

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<b>name:</b>	KENSINGTON Santa Ponsa & Andratx	<b>street:</b>	Avda. Rey Jaime 109 Local 2
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## Infrastructure:

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<b>Highway :</b>	3 km
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## Description:

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This completely renovated house impresses with its modern, elegant architecture and the unique views of the majestic mountains and the vast sea. The property is located in an extremely quiet and exclusive neighborhood that guarantees absolute privacy and relaxation.

The three spacious bedrooms are all equipped with en-suite bathrooms and each offer breathtaking sea views, so that you wake up to a dreamlike panorama every morning. Furthermore, there is ample space to create a fourth bedroom and bathroom, providing additional flexibility for your individual needs.

The entire house is equipped with a state-of-the-art Domotica system, which offers maximum comfort and security. Another highlight is the luxurious saltwater swimming pool, which allows you to spend relaxing hours in an exclusive ambience.

A true gem in one of the most sought-after locations that promises modern living at the highest level.

## Location:

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Port Andratx, a picturesque harbor town in the southwest of Mallorca, is considered one of the most beautiful and exclusive places on the island. Nestled in a breathtaking landscape of steep cliffs and turquoise blue sea, the town offers a perfect blend of natural beauty and luxurious lifestyle.

The harbor itself is known for its stylish yachts and sailboats anchored in the sheltered bay. The elegant promenade is lined with upscale restaurants, cozy cafés and exclusive boutiques that invite you to linger and enjoy. The culinary scene in Port Andratx is diverse and offers everything from traditional Mallorcan cuisine to international gourmet cuisine.

Port Andratx is located around 30 kilometers from the capital Palma de Mallorca and is easy to reach by car. Despite its proximity to Palma, the town has retained its authentic charm. The surrounding mountains and valleys are ideal for hiking and offer spectacular views of the Mediterranean.

In addition to the lively promenade, Port Andratx also offers quiet bays and beaches that are perfect for swimming and sunbathing. The nearby "Beach Club" in Cala Llamp is a popular meeting place for locals and visitors alike and offers luxurious amenities right by the sea.

For golf lovers, the "Golf de Andratx" golf course is just a short drive away. This renowned course is known for its challenging fairways and breathtaking coastal views.

In summary, Port Andratx offers an incomparable combination of exclusive lifestyle, natural beauty and Mediterranean charm, making it a sought-after residential and vacation destination in Mallorca.

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