

**Andratx**  
Объект № 077752



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Renovated town-house with inner patio in the centre of Andratx

жилая площадь: 290 m<sup>2</sup>  
участок: 152 m<sup>2</sup>  
спальни: 3  
санузел: 3  
вид на море: -

Энергетическая  
сертификация: e

**цена: € 1.450.000,-**



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## Описание объекта:

This newly-renovated town-house is situated in the centre of Andratx, very close to the town square and its restaurants and bars. Its spacious living area impresses with carefully-crafted wooden elements and beams creating a warm and comfortable atmosphere.

The inviting dining area is accompanied by a designer-kitchen fully equipped with high-quality appliances, inviting to culinary creativity and opening on to a private inner patio. There is also a discreet and convenient laundry room which does nothing to detract from the design of the surroundings.

Three bedrooms provide comfort and relaxation, accompanied by 4 elegant bathrooms, the main bedroom impressing with natural-stone walls and ample natural light. Fitted wardrobes successfully combine luxury with functionality.

The Mediterranean way of life is shown in the diverse external areas, include the quiet inner patio and a terrace with green areas, barbeque and sun loungers. If required a pool could be integrated.

This lovely property impresses with its 2-car garage and an outside bathroom with shower, and its harmony of Mallorcan tradition combined with contemporary elegance.

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## Месторасположения и окрестности:

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.

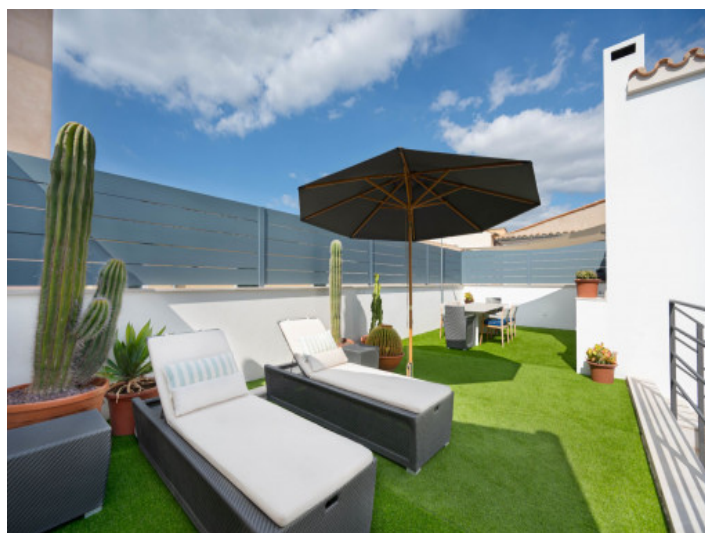


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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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Escala de la calificación energética

Consumo de energía kWh / m<sup>2</sup> año

Emisiones kg CO<sub>2</sub> / m<sup>2</sup> año

Calificación	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	188.20	41.40
F		
G menos eficiente		

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