

Exclusive townhouse in Andratx

1691 - For Sale

€1,450,000

>>> MALLORCA SOUTHWEST › Andratx / Villa & House



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This exclusive townhouse is centrally located in the popular village of Andratx only 5 minutes' drive from Puerto Andratx. The townhouse has been extensively refurbished and extended in 2022 to the highest standards of construction and finish. With a total building area of approx. 290 m² and a living area of approx. 163 m² on two living levels connected with the outside areas, an excellent living comfort is guaranteed. In the lower living area there is the bright living room with wooden beam ceilings, a separate dining area, a guest toilet, a double bedroom with bathroom en suite and a high-quality kitchen with cooking island. From the kitchen and the living/dining area there is access to an open beautiful 31 m² patio. In addition, the lower area houses an approx. 26 m² double garage. In the upper living area with approx. 55 m² there is the master bedroom with dressing room and bathroom en suite and another double bedroom, also with bathroom en suite. Both rooms have access to a beautiful outdoor area with lovely sun terraces. The construction of a 12 m² pool has been approved and will be realized in September 2024. The property is being sold complete with high-quality furnishings.

Bedrooms	3
Bathrooms	3
Plot size	152 m ²
Area	163 m ²
Parking	garage
Heating	underfloor, air con h/c
Built year	1945

Further details:

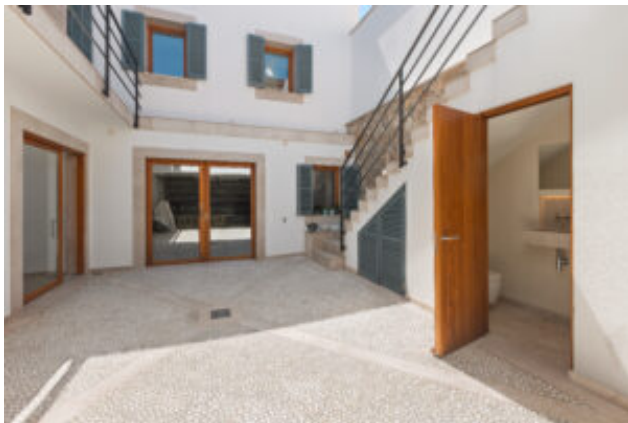
Fully equipped high quality kitchen with cooking island, guest toilet, underfloor heating via heat pump, air conditioning hot/cold via heat pump, fireplace, KNX home automation for lighting, high speed internet via fibre optic cable, separate utility area with washing machine and dryer, video intercom system, natural stone and wooden flooring, double glazed wooden windows, shutters, outdoor shower, wooden beamed ceilings, patio, terrace, pool (optional), fully furnished, 29 m² garage for 2 cars with electrical connection.

Puerto Andratx is one of the most glamorous locations in Mallorca and belongs to the municipality of Andratx and is located in the outmost southwest of the island. The enchanting fishing port connected with a marina with its sustained promenade with a huge selection of noble boutiques, bars and restaurants is one of the most inviting spots to relax on the island. Around the port you find the famous urbanizations of Port Andratx like Montport, Can Borrás, Cala Moragues, Cala Marmacén, Cala Llamp and the famous languet La Mola all with its exclusive luxury villas, first-class fincas and high standard apartment residences, most of them offering stunning views towards the port, the sea and/or the DRAGONERA island. Just a 5-min. drive away you find the sought after sandy beach of Camp de Mar and the golf course Golf D`Andratx. Andratx village and surrounding villages like S`Arraco, San Telmo (Sant Elm) and Sa Coma are also well known catchment areas for residents as well as non-residents. Several more golf courses (Santa Ponsa I, II & III, Golf de Poniente, Real Gold de Bendinat) and several beaches and bathing bays you find close by as well. To the

Additional Features

Image Gallery

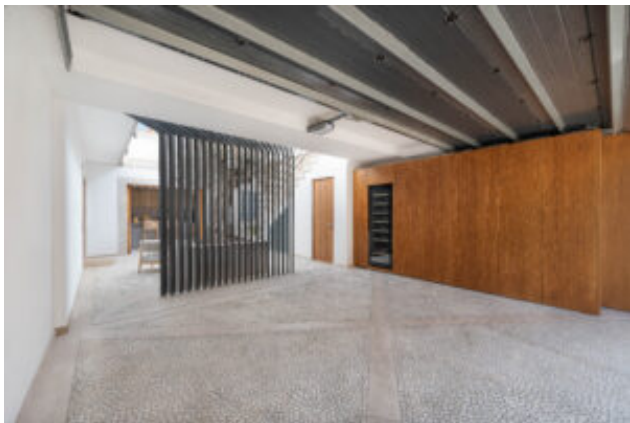






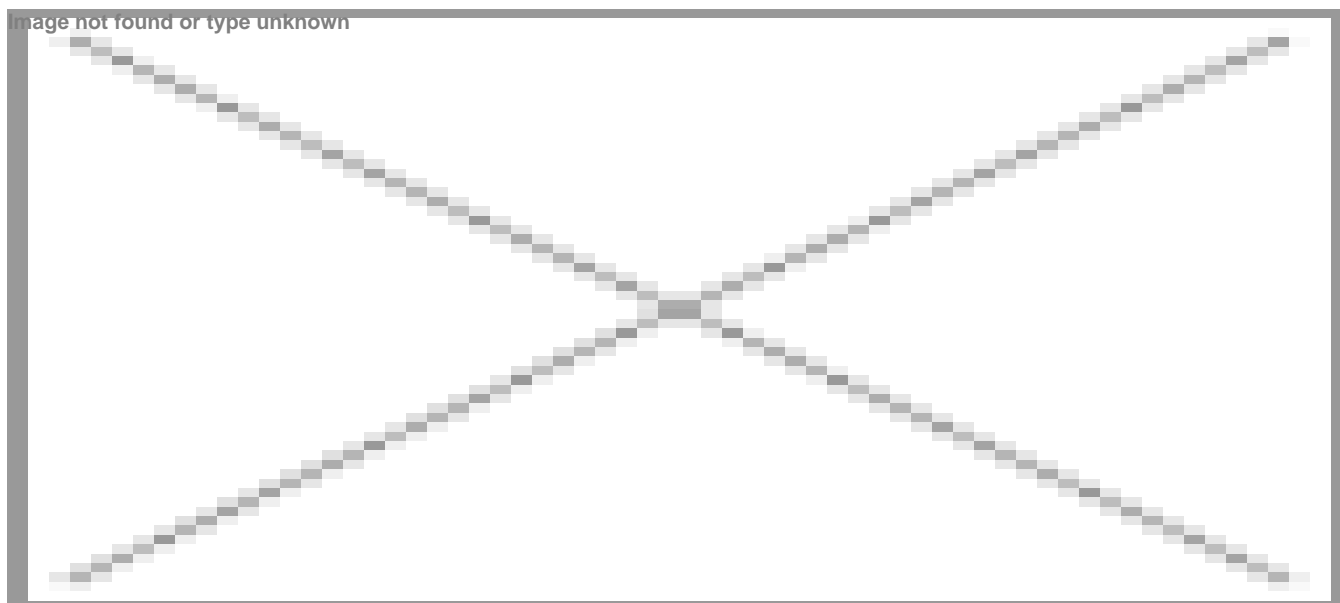








Property Location



The map does not show the exact location of the property.

Contact the Agent

Carsten Scharmann

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