



Property: C916SR

Luxury townhouse for first time occupancy after renovation with harbor view

Terraced house, Port d'Andratx

3.580.000,00 €

Data overview

| | |
|-------------------------------------|------------------------------|
| PropNo | C916SR |
| Type of property | House |
| Kind of property | Terraced house |
| Type of use | Residential |
| Type of commercialization | Purchase |
| Postcode | 07157 |
| City | Port d'Andratx |
| State | Balearic islands |
| Additional geographical information | Puerto Andratx |
| Constructed area | approx. 186 sqm |
| Living area | approx. 123 sqm |
| constructed area | approx. 186 sqm |
| Number of bedrooms | 4 |
| Number of bathrooms | 3 |
| Number of rooms | 5 |
| Number of sep. toilets | 1 |
| Balcony/terrace area | approx. 51 sqm |
| Waste water connection | Yes |
| Roof shape | Flat roof |
| Construction style | Massive |
| Name of the community | Porto Blanco I |
| Year of construction | 1990 |
| Number of buildings | 1 |
| Number of floors | 2 |
| Number of residential units | 5 |
| Elevator | No lift |
| Swimmingpool | Yes |
| Sea view | Yes |
| Kitchen | Fitted kitchen, Open kitchen |
| Guest toilet | Yes |

| | |
|----------------------|---|
| Heating type | Underfloor heating, Air Conditioning hot / cold (central) |
| Combustion | Wind / Water heat pump |
| Floor | Stone, Parquet |
| Window | Double glazing, aluminium |
| Cable Sat TV | Yes |
| Balcony | Yes |
| Terrace | Yes |
| Roof terrace | Yes |
| Year of construction | 2023 |
| Condition | First occupancy after refurbishment |
| Purchase price | 3.580.000,00 € |

Highlights

Top class townhouse, completely refurbished in 2023, central location, spectacular views over the harbor and to the sea, large communal pool, modern Mediterranean style, very high quality materials and fittings, living/dining area, open kitchen, utility room, 4 bedrooms, 3 bathrooms, guest toilet, 2 terraces (18m² and 16m²), roof terrace with BBQ area (34m²), air heat pump for underfloor heating and air conditioning, gas fireplace, ventilation system when not in use, exclusive wooden floors and natural stone floors, handmade built-in furniture from Austria, domotic system (KNX Smart Home System), SONOS sound system, high-quality furniture included

Description

The luxury terraced house offers in the main area (first floor + upper floor) a beautiful living / dining area with open kitchen, a utility room, two terraces with sea and harbor views, three bedrooms, two bathrooms and a guest toilet. There is also a separate guest apartment in the basement with a living room, bedroom and bathroom. Another highlight is the sensational roof terrace with BBQ area and unique views over the entire harbor. The communal area offers further terraces, a beautiful pool and Mediterranean gardens.

Energy certificate: C

The following additional purchase costs are not included in the price:

Land transfer tax, costs for notary and land registry, costs for gestoría/tax office/lawyer

All details are based on information provided by the owner. No liability is assumed for the accuracy, completeness and up-to-dateness of the data. Subject to changes, prior sale and errors excepted.

Location

The terraced house has a very special central location in the beautiful harbor of Port Andratx. The center, the marina and the beaches are within easy walking distance. The golf course in Camp de Mar can be reached in 5 minutes by car and the island capital Palma de Mallorca in approx. 30 minutes by car.

Other data

This terraced house in Port Andratx is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



Web-2



Web-3



Web-4



Web-5



Web-6



Web-7



Web-8



Web-9



Web-10



Web-11



Web-12



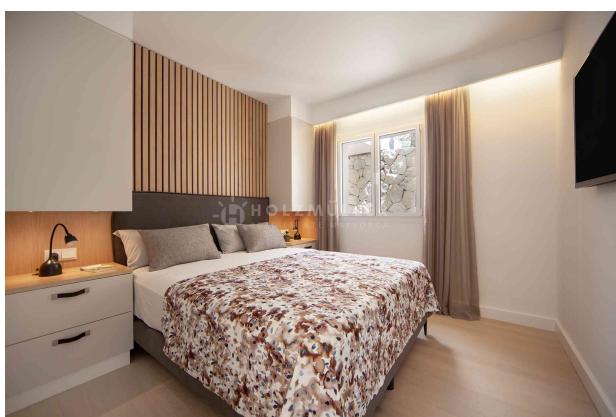
Web-13



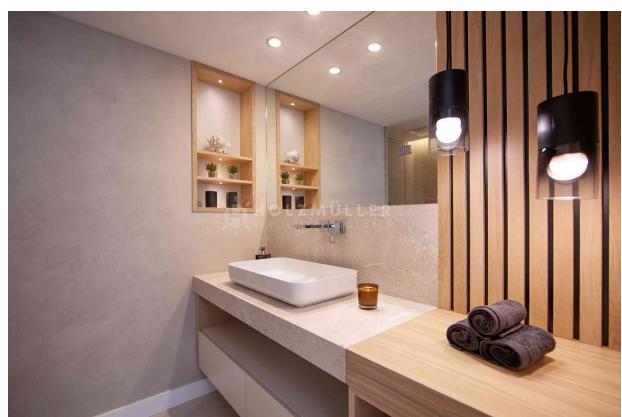
Web-14



Web-15



Web-16



Web-17



Web-18



Web-19



Web-20

Your contact person

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HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)

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