Exclusive finca with rental license and harbour views in Port Andratx



Property: SHM0320 | 07157 Port Andratx

Plot size	1.066,00 sqm	No. of separate WCs	1
Constructed area	220,00 sqm	Purchase price	4.650.000,00 €
Living area	154,00 sqm	Kind of property	Finca
Rooms	4	Year of construction	1976
Bedrooms	3	Condition	Modernized
Bathrooms	2	Energy certificate	in process

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Description

This modern, renovated finca in Port Andratx boasts a quiet and private location in a traffic-calmed cul-de-sac as well as impressive views of the port of Port Andratx. At the same time, all of the town's amenities are within easy walking distance. This combination of privacy and central location is one of the most sought-after in the southwest of Mallorca.

On a plot of approx. 1,066 m², the property offers a living area of approx. 154 m² and approx. 220 m² of usable space. The open-plan design with a flowing transition to the outdoor areas creates a bright and modern living ambience.

The finca has 3 bedrooms, 2 bathrooms and 1 guest WC as well as a separate utility room. The master bedroom offers an attractive view of the sea and harbor. It is possible to add a 4th bedroom with its own bathroom and a single garage.

The spacious outdoor area with Mediterranean garden, automatic irrigation and its own well underlines the exclusive character. The 40 m² saltwater pool with whirlpool area offers spectacular views and invites you to relax. The covered terrace with windbreak elements and infrared heating can be used all year round.

High-quality features such as custom-made carpentry from Austria, an energy-efficient heat pump for underfloor heating and hot and cold air conditioning ensure a high level of living comfort. An alarm system and the furnishings are included in the purchase price.

A particular advantage is the unlimited vacation rental license. It enables legal tourist rental and also makes this property an attractive investment in Mallorca.

Location

Port Andratx, a charming and exclusive town on the southwest coast of Mallorca, is known for its luxurious properties and coveted harbor, which is a popular port of call for yachts. The charming beach promenade with first-class restaurants, cafés and boutiques invites you to linger and offers breathtaking views of the Mediterranean. Water sports and sailing enthusiasts will get their money's worth at the renowned Club de Vela del Puerto de Andratx, one of the best marinas on the island. The famous Golf de Andratx in Camp de Mar is just a few minutes away and is a paradise for golf lovers. Properties in Port Andratx not only offer an incomparable location, but also exclusive comfort and privacy in one of the most sought-after areas of Mallorca.

Furnishing description

- Living area approx. 154 m²
- Usable area approx. 220 m²
- Plot size approx. 1,066 m²
- Bedrooms 3
- Bathrooms 2
- Guest WC 1
- Possibility to extend to 4 bedrooms
- 40 m² saltwater pool with whirlpool area
- Mediterranean garden with automatic irrigation system
- Private well
- Open plan living and dining area
- Underfloor heating via heat pump
- Air conditioning hot and cold
- Furniture included in the purchase price
- Permanent holiday rental license
- Fully connected to mains water and sewage system

Other data

For further information, please contact us, quoting property no. SHM0xxx.

All information about this property is based exclusively on the information provided by our client. SUNLIFE HOMES MALLORCA S.L. assumes no liability for the completeness, accuracy and timeliness of this information. Registered real estate agent: GOIBE 482660 / 2024

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