



## Andratx - Penthouse



 <b>3</b>	 <b>3</b>	 <b>196</b>			<b>3 750 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## PORT ANDRATX PENTHOUSE IN NIDO DE AGUILAS FOR SALE

This unique Port Andratx penthouse is located in the exclusive community Nido de Aguilas. Featuring a generously sized living-dining area seamlessly connected to an open kitchen, three bedrooms each accompanied by lavish en suite bathrooms, and an additional guest W/C. With its premium designer furniture, this residence exudes comfort and sophistication. Enhanced by natural Mallorquin stone floors, every corner of this home invites you to admire the bustling harbour and the vastness of the Mediterranean, framed by the majestic Tramuntana mountains. Experience year-round comfort with energy-efficient electric underfloor heating and a heat pump air conditioning system. Illuminate your space with cutting-edge KNX lighting system, complemented by LED technology throughout. Enjoy privacy and convenience with electric blinds on all windows, and a delight in culinary creations with a fully equipped kitchen boasting Siemens built-in appliances. The highlight of this penthouse is undoubtedly its panoramic views from every corner, coupled with a sprawling sunny private roof terrace spanning 102 m<sup>2</sup>. The terrace presents the opportunity for a



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



whirlpool & an outdoor shower, currently furnished with sun lounges and an outdoor kitchen with a BBQ for alfresco dining.

This Nido de Aguilas penthouse offers a total living space of 196 m2, with a usable area of 315 m2. Additionally, a convenient garage space of 20 m2 ensures secure parking for your vehicles.

## Property Features

- Air conditioning
- Under floor heating
- Proximity: Mountain, Beach, Golf course, Shopping, Restaurants, Pharmacy
- Terrace
- Drive way
- Views: Sea views, Marina view, Village view
- Double glazing
- Parking place type: Interior
- Mains water
- Fitted wardrobes
- Pool
- Golf: 10 min.
- Garage
- Storage / utility room
- Lift
- Main drainage
- Solar orientation: South



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