

## Puerto Andratx

search for property MAL-122421



### Project in Cala Llamp – Exclusive Living by the Sea

plot area:	2.718 m <sup>2</sup>	water:	-
sea view:	✓		
dev. Potential:	1.282 m <sup>2</sup>		
building permit:	-		
electricity:	-	<b>price:</b>	<b>€ 3,390,000.-</b>



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### Details:

The project is located in Cala Llamp, one of the most exclusive areas in the southwest of Mallorca, in the municipality of Andratx. The plot covers 2,717 qm and lies in a quiet residential area with low-density development, close to the coast and with unobstructed sea views. Absolute privacy, excellent connections and proximity to first-class services make this location particularly attractive.

The architecture is designed to blend harmoniously with the topography. Generous glass façades open up towards the sea, while the terraced construction integrates the building seamlessly into the hillside. Light, space and the Mediterranean lifestyle define every room and create a unique connection with the surrounding landscape.

On the plot, the construction of a modern luxury villa with a total built area of 1,282 qm is planned. The house will feature six bedrooms with en-suite bathrooms, spacious living areas, an open Italian design kitchen and bright, airy interiors that flow seamlessly into the outdoor spaces. The project also includes 180 qm of terraces, generous verandas and an infinity pool, creating a direct dialogue with nature and an incomparable living experience.

The property is equipped with the highest standards: state-of-the-art technology with aerothermal energy, underfloor heating and cooling, photovoltaic panels and a central smart home system controlling climate, lighting and security. A panoramic lift connects the levels, complemented by wellness and fitness areas, a private cinema and a garage with space for four vehicles. Premium materials such as natural stone, wood and glass highlight the timeless elegance of this residence.

Project Cala Llamp combines Mediterranean lifestyle, modern design and top construction quality in a truly unique location. It is an exclusive retreat for those seeking peace, privacy and unparalleled sea views.

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### Location & surrounding area:

Port d'Andratx is one of the best-known natural harbours in Mallorca, once a modest fishing village which, over the years, has become one of the most popular and exclusive areas on the island with its exceptional villas, luxury hotels and nautical activities and numerous high-quality gourmet restaurants serving every kind of international delicacy.

Apart from its bars, boutiques and restaurants Port d'Andratx is surrounded by wonderful Mallorcan nature, including the bathing bays of Cala Llamp, Cala Moragues, and Cala d'Egos offering pure relaxation. The fishing way-of-life of the harbour, however, has never been displaced and in fact is expanding, reflected in the fish market which takes place after the arrival of the fishing boats at the pier.

There are also monuments in the harbour of great historic and architectural interest, such as Sant Carlos on the pier, or the defensive towers.

The unforgettable sunsets and the unique flair which make the area so unique can best be celebrated at the end of the day accompanied by an enjoyable glass of wine at the side of the harbour.

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Rooftop terrace



Project in Cala Llamp – Exclusive Living by the Sea



Living area



Kitchen



Bedroom



Bedroom

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Bedroom



Fitness room



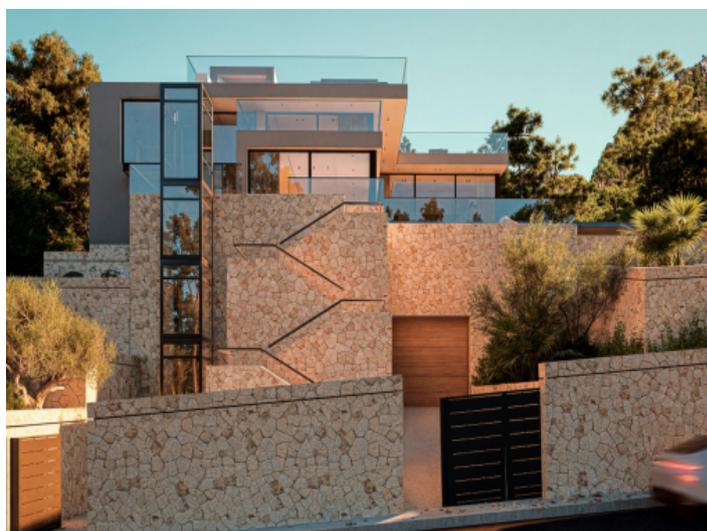
Home cinema



Underground garage



Front view



Natural stone facade

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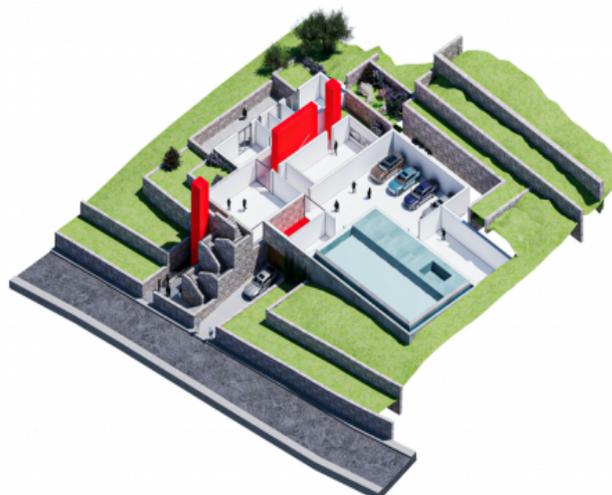
3D rendering



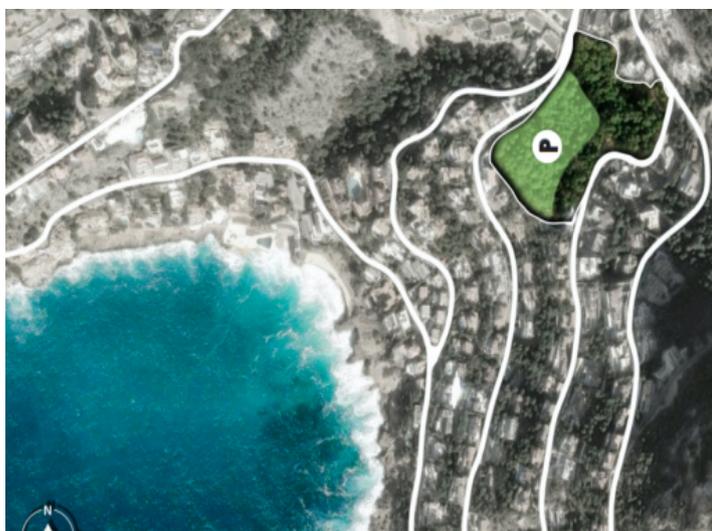
Ground floor



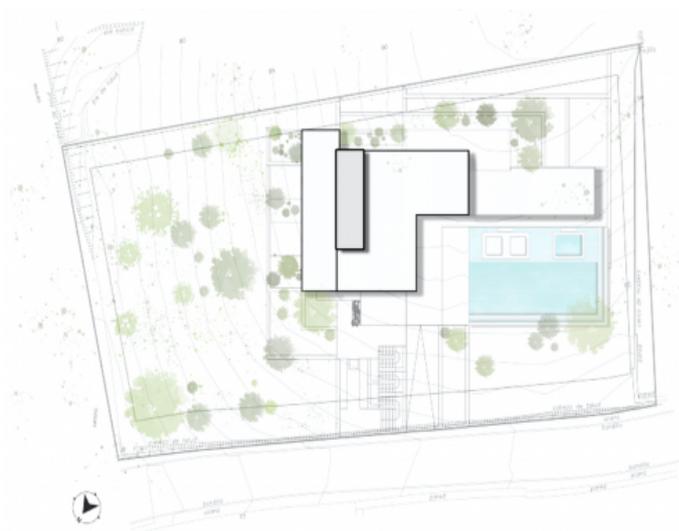
First floor



Lower ground floor



Location



Plot

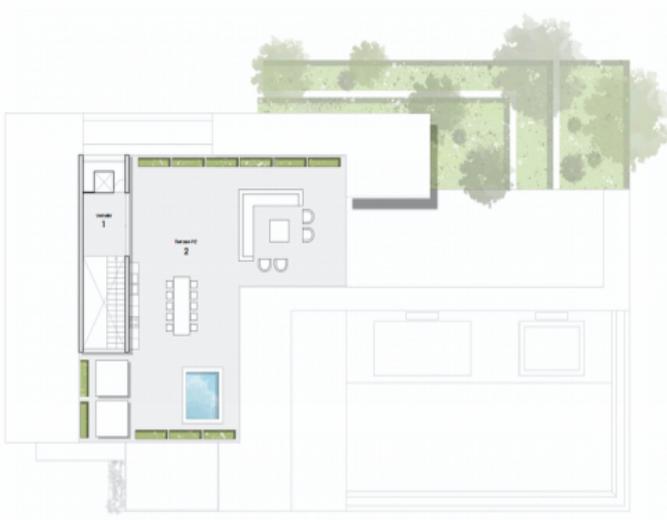
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Floor plan ground floor



Floor plan first floor



Floor plan rooftop terrace



Lower floor plan