



## Refurbishment Project with Fantastic Sea Views

### Puerto Andratx, South West

**Reference**  
V3251

**Category**  
Finca/House/Villa

**Type of Business**  
For Sale

**Condition**  
Refurbishment Project

**Type of View**  
Panoramic Sea

**Bedrooms**  
2

**Bathrooms**  
4

**Built Size**  
229m2

**Plot Size**  
616m2



This is a unique opportunity to acquire a front line property in a prime location in Port Andratx, close to the many restaurants and shops lining the Port and with direct access to a small cove.

The property offers many possibilities for refurbishment. Currently the building occupies 229m<sup>2</sup> but building rules for the plot size could allow for an extension to 406m<sup>2</sup>. The house already has two stories, therefore with present regulations the extension would need to be done on the same or similar levels. It is, however, feasible to create access to a top floor terrace with pool which would benefit from the wonderful views from the top of the building.

A very reputable architectural company has also proposed to demolish the existing building and apply for planning permission to create three apartments within a new building. All would benefit from the exclusive location.

An exciting renovation project in a first class sea view location.



