LEVANTE
— GARDENS —

THREE EXCLUSIVE HOMES
PORT D'ANDRATX

Where Mediterranean living becomes part of your everyday life

Levante Gardens

3 exceptional town villas in Port d'Andratx

Villa Luz - Villa Mar - Villa Sol

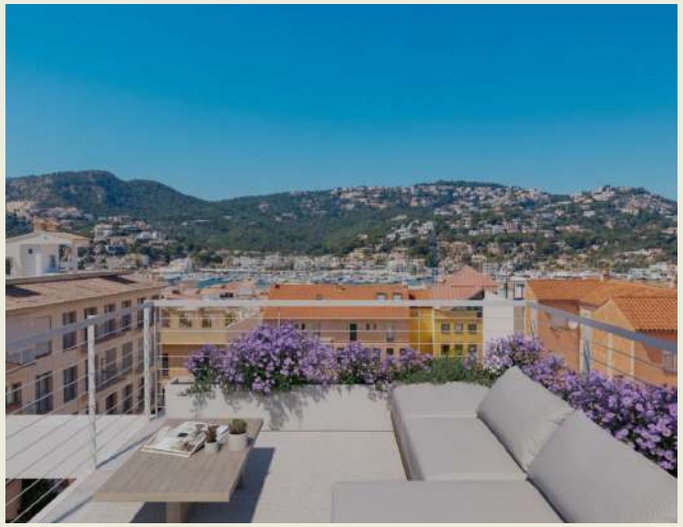
Timeless architecture, Mediterranean elegance and an exceptional lifestyle in one of Mallorca's most sought-after locations.

Some places are experienced differently

The deep blue of the sea, elegant yachts in the harbour and the warm evening sun over Port d'Andratx create an atmosphere unlike any other.

A place full of calm, style and Mediterranean joie de vivre, created for people seeking something truly special.

Here begins a home that is far more than a property.



Port d'Andratx

Where the Mediterranean reveals its most exclusive side.

For decades, Port d'Andratx has been one of Europe's most sought-after coastal locations.

Surrounded by an impressive natural setting, luxurious villas and one of the Mediterranean's most beautiful natural harbours, a lifestyle emerges here defined by discretion, elegance and exceptional quality of life.

A place where privacy, quality of life and international flair come together in a truly special way.

A place for the few

Levante Gardens has been created for people who seek style and balance.

Three exceptional town villas combine clean architecture with private gardens, their own pool, rooftop terraces and a lifestyle between tranquillity and international flair.

Levante Gardens stands for a new understanding of living in Port d'Andratx.

Consistently private. Consistently luxurious.

Three villas. Three characters. One shared vision.

VILLA LUZ

VILLA MAR

VILLA SOL

Mediterranean elegance reinterpreted.

Timeless architecture, Mediterranean light and elegant materials merge into an exceptional living experience in Port d'Andratx.

Each villa offers private retreats, generous outdoor areas and an ambience that naturally combines tranquillity and exclusivity.

An elegant luxury that makes every moment special.

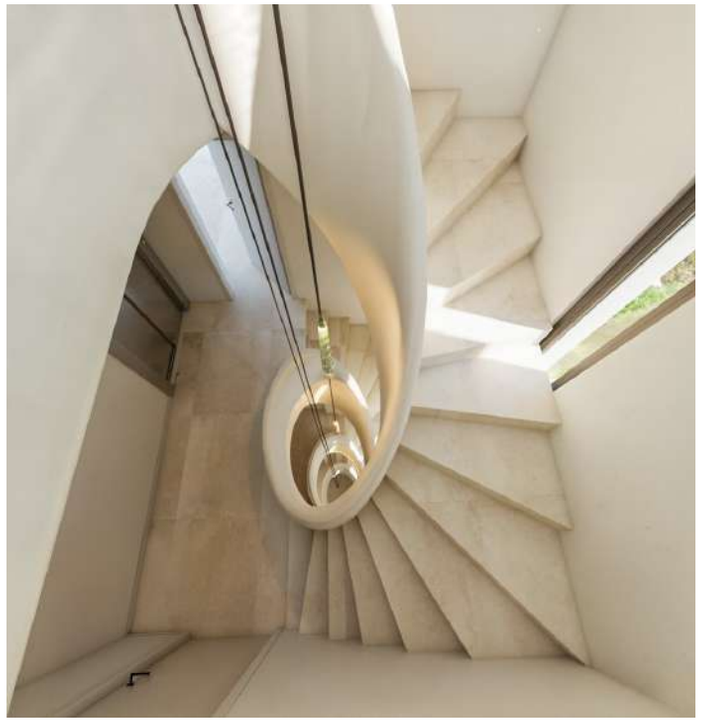
Which villa matches your sense of living?

Spaces that flow with you

Flowing transitions, open living areas, light and outdoor spaces create an exceptional feeling of living in Port d'Andratx.

Created for a life full of ease, privacy and Mediterranean elegance.

The combination of a designer kitchen, private retreats and a rooftop terrace with unique panoramic views blends Mediterranean lifestyle with timeless elegance.



A home that redefines freedom and privacy.

The rhythm of the harbour, right on your doorstep

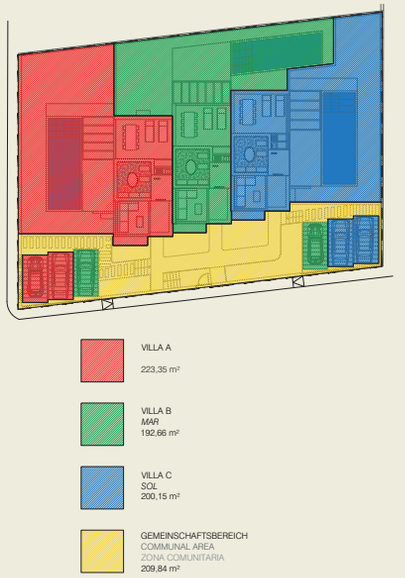
Just a few minutes' walk from Levante Gardens lies the harbour of Port d'Andratx, one of the most exclusive places in the Mediterranean.

Excellent restaurants, elegant boutiques, Mediterranean living and unforgettable sunsets shape the unique atmosphere of this harbour.

International, stylish and yet authentic.

LAGEPLAN
LOCATION PLAN
PLANO DE SITUACIÓN

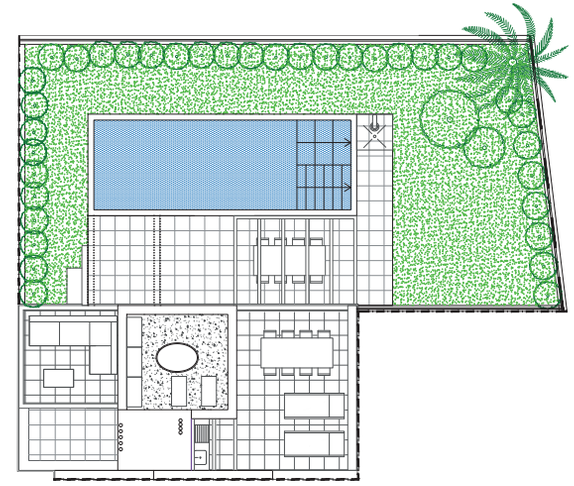
PLAN DER PARZELLENAUFTEILUNG
PLOT DISTRIBUTION DESIGN
PLANO DE DISTRIBUCIÓN DE LA PARCELA

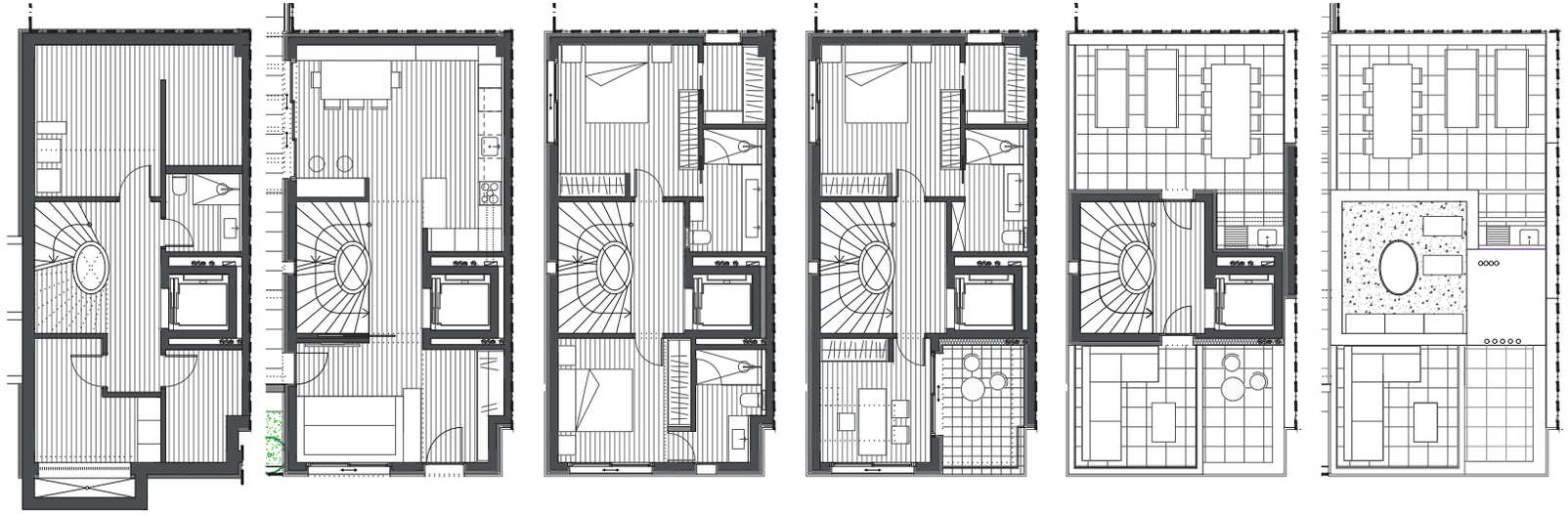


ANDREAS HUMMEL ARCHITECT

VILLA LUZ

ZIMMER / RÄUME	ROOMS / SPACES	HABITACIONES / ESPACIOS	
Schlafzimmer	Bedrooms	Dormitorios	4
Badezimmer	Bathrooms	Baños	3
Gäste-WC	Guest WC / Toilet	Aseo / WC	1
Technikraum Pool	Pool Technical Room	Sala Técnica Piscina	7,00 m²
Technikraum Anlagen	Utility / Equipment Room	Sala Técnica Instalaciones	12,60 m²
Waschküche	Laundry Room	Lavadero	6,80 m²
GESAMTE BEBAUTE FLÄCHEN	TOTAL BUILT AREAS	TOT. SUPERFICIES CONSTRUIDAS	276,68 m²
KG – Kellergeschoss	B – Basement	PS – Sótano	66,80 m²
EG – Erdgeschoss	G – Ground Floor	PB – Planta Baja	68,68 m²
OG – Erstes Obergeschoss	1F – First Floor	PP1 – Planta Pirmera	64,40 m²
OG – Zweites Obergeschoss	2F – Second Floor	PP2 – Planta Segunda	57,50 m²
DG – Dachgeschoss	R – Roof / Roof Terrace	PP3 – Planta Azotea	19,30 m²
GESAMTWOHNFLÄCHE VILLA A	TOTAL USABLE AREA VILLA A	TOT. SUP. ÚTILES VILLA A	203,70 m²
Grundstücksfläche	Plot Area	Superficie Parcela	223,35 m²
Nutzfläche Garten	Usable Garden Area	S.Útil Jardín	85,15 m²
Nutzfläche Pool	Usable Pool Area	S.Útil Piscina	25,70 m²
Nutzfläche Terrassen:	Usable Terrace Areas:	S.Útil Terrazas:	72,40 m²
Terrasse 1 – EG	Terrace 1 – Ground Floor	Terraza 1 – PB	34,20 m²
Terrasse 2 – 2. OG	Terrace 2 – Second Floor	Terraza 2 – PP2	6,30 m²
Terrasse 3 – DG	Terrace 3 – Roof	Terraza 3 – PP3	9,60 m²
Terrasse 4 – DG	Terrace 4 – Roof	Terraza 4 – PP3	22,30 m²
GEMEINSCHAFTSBEREICH	COMMUNAL AREA	ZONA COMUNITARIA	208,10 m²





KELERGESCHOSS
BASEMENT
PLANTA SÓTANO

ERDGESCHOSS
GROUND FLOOR
PLANTA BAJA

ERSTES OBERGESCHOSS
FIRST FLOOR
PLANTA PRIMERA

ZWEITES OBERGESCHOSS
SECOND FLOOR
PLANTA SEGUNDA

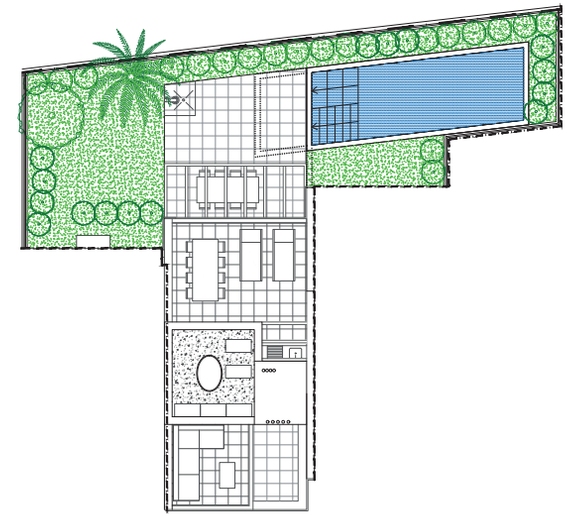
DACHGESCHOSS
ROOF /ROOF TERRACE
PLANTA AZOTEA

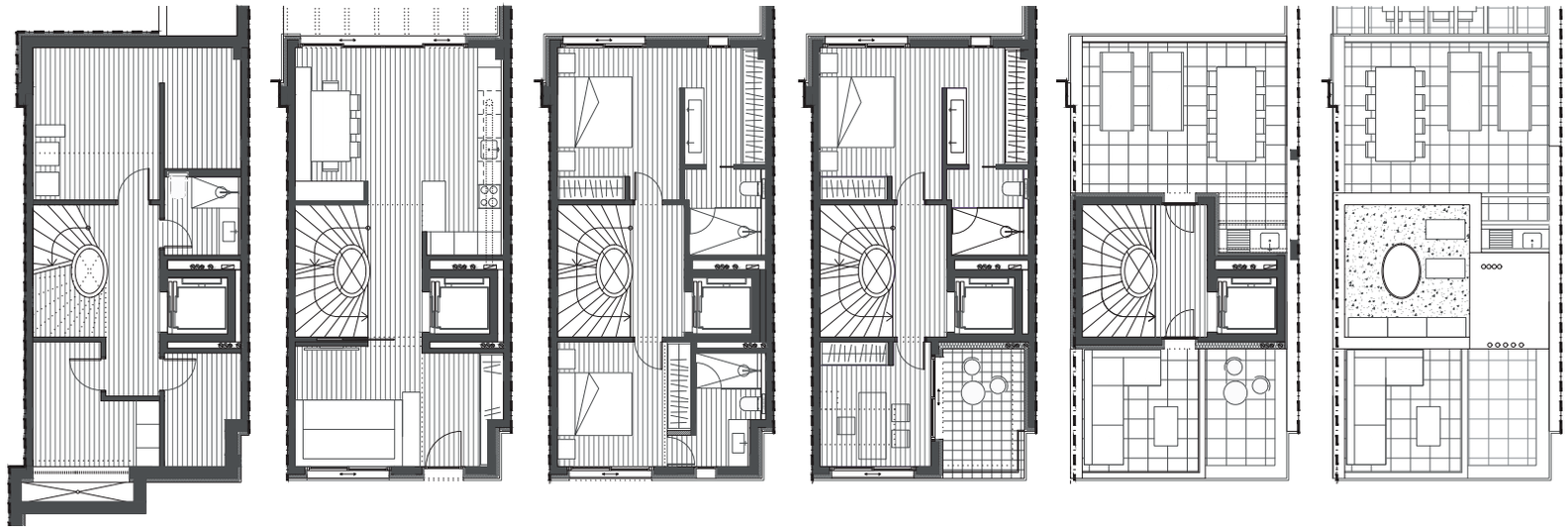
DACHPLAN
ROOFTOP
PLANTA CUBIERTA

0 0,5 1 1,5 2 2,5 5m

VILLA MAR

ZIMMER / RÄUME	ROOMS / SPACES	HABITACIONES / ESPACIOS	
Schlafzimmer	Bedrooms	Dormitorios	4
Badezimmer	Bathrooms	Baños	3
Gäste-WC	Guest WC / Toilet	Aseo / WC	2
Technikraum Pool	Pool Technical Room	Sala Técnica Piscina	7,00 m²
Technikraum Anlagen	Utility / Equipment Room	Sala Técnica Instalaciones	13,10 m²
Waschküche	Laundry Room	Lavadero	6,80 m²
GESAMTE BEBAUTE FLÄCHEN	TOTAL BUILT AREAS	TOT. SUPERFICIES CONSTRUIDAS	266,85 m²
KG – Kellergeschoss	B – Basement	PS – Sótano	63,70 m²
EG – Erdgeschoss	G – Ground Floor	PB – Planta Baja	65,95 m²
OG – Erstes Obergeschoss	1F – First Floor	PP1 – Planta Pirmera	62,40 m²
OG – Zweites Obergeschoss	2F – Second Floor	PP2 – Planta Segunda	55,50 m²
DG – Dachgeschoss	R – Roof / Roof Terrace	PP3 – Planta Azotea	19,30 m²
GESAMTWOHNFLÄCHE VILLA B	TOTAL USABLE AREA VILLA B	TOT. SUP. ÚTILES VILLA B	197,30 m²
Grundstücksfläche	Plot Area	Superficie Parcela	192,66 m²
Nutzfläche Garten	Usable Garden Area	S.Útil Jardín	65,26 m²
Nutzfläche Pool	Usable Pool Area	S.Útil Piscina	23,20 m²
Nutzfläche Terrassen:	Usable Terrace Areas:	S.Útil Terrazas:	68,40 m²
Terrasse 1 – EG	Terrace 1 – Ground Floor	Terraza 1 – PB	30,20 m²
Terrasse 2 – 2. OG	Terrace 2 – Second Floor	Terraza 2 – PP2	6,30 m²
Terrasse 3 – DG	Terrace 3 – Roof	Terraza 3 – PP3	9,30 m²
Terrasse 4 – DG	Terrace 4 – Roof	Terraza 4 – PP3	22,60 m²
GEMEINSCHAFTSBEREICH	COMMUNAL AREA	ZONA COMUNITARIA	208,10 m²





KELERGESCHOSS
BASEMENT
PLANTA SÓTANO

ERDGESCHOSS
GROUND FLOOR
PLANTA BAJA

ERSTES OBERGESCHOSS
FIRST FLOOR
PLANTA PRIMERA

ZWEITES OBERGESCHOSS
SECOND FLOOR
PLANTA SEGUNDA

DACHGESCHOSS
ROOF /ROOF TERRACE
PLANTA AZOTEA

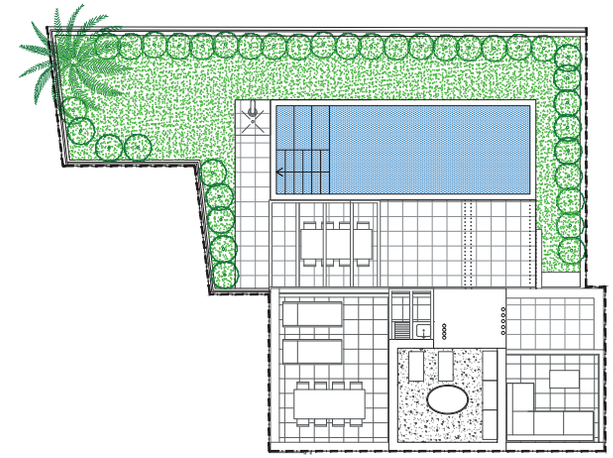
DACHPLAN
ROOFTOP
PLANTA CUBIERTA

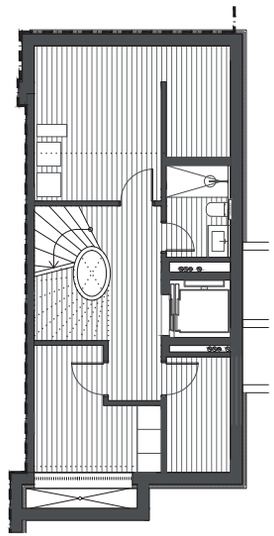
0 0,5 1 1,5 2 2,5 5m

0 1 2 3 4 5 6 10 20m

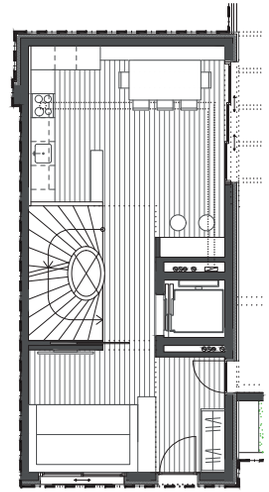
VILLA SOL

ZIMMER / RÄUME	ROOMS / SPACES	HABITACIONES / ESPACIOS	
Schlafzimmer	Bedrooms	Dormitorios	4
Badezimmer	Bathrooms	Baños	3
Gäste-WC	Guest WC / Toilet	Aseo / WC	1
Technikraum Pool	Pool Technical Room	Sala Técnica Piscina	5,80 m²
Technikraum Anlagen	Utility / Equipment Room	Sala Técnica Instalaciones	12,40 m²
Waschküche	Laundry Room	Lavadero	5,90 m²
GESAMTE BEBAUTE FLÄCHEN	TOTAL BUILT AREAS	TOT. SUPERFICIES CONSTRUIDAS	260,60 m²
KG – Kellergeschoss	B – Basement	PS – Sótano	62,70 m²
EG – Erdgeschoss	G – Ground Floor	PB – Planta Baja	64,75 m²
OG – Erstes Obergeschoss	1F – First Floor	PP1 – Planta Pirmera	60,35 m²
OG – Zweites Obergeschoss	2F – Second Floor	PP2 – Planta Segunda	53,50 m²
DG – Dachgeschoss	R – Roof / Roof Terrace	PP3 – Planta Azotea	19,30 m²
GESAMTWOHNFLÄCHE VILLA C	TOTAL USABLE AREA VILLA C	TOT. SUP. ÚTILES VILLA C	193,00 m²
Grundstücksfläche	Plot Area	Superficie Parcela	201,89 m²
Nutzfläche Garten	Usable Garden Area	S.Útil Jardín	63,09 m²
Nutzfläche Pool	Usable Pool Area	S.Útil Piscina	25,80 m²
Nutzfläche Terrassen:	Usable Terrace Areas:	S.Útil Terrazas:	70,30 m²
Terrasse 1 – EG	Terrace 1 – Ground Floor	Terraza 1 – PB	34,70 m²
Terrasse 2 – 2. OG	Terrace 2 – Second Floor	Terraza 2 – PP2	5,90 m²
Terrasse 3 – DG	Terrace 3 – Roof	Terraza 3 – PP3	9,30 m²
Terrasse 4 – DG	Terrace 4 – Roof	Terraza 4 – PP3	20,40 m²
GEMEINSCHAFTSBEREICH	COMMUNAL AREA	ZONA COMUNITARIA	208,10 m²

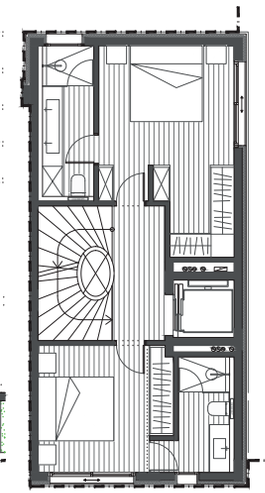




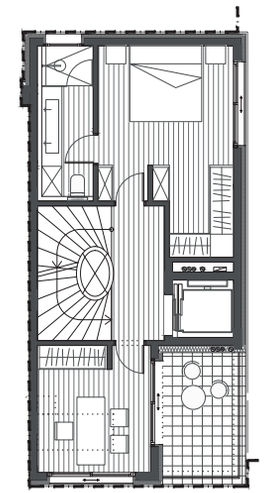
KELERGESCHOSS
BASEMENT
PLANTA SÓTANO



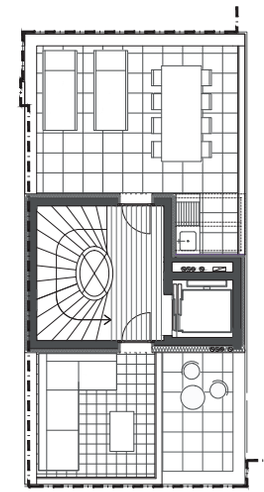
ERDGESCHOSS
GROUND FLOOR
PLANTA BAJA



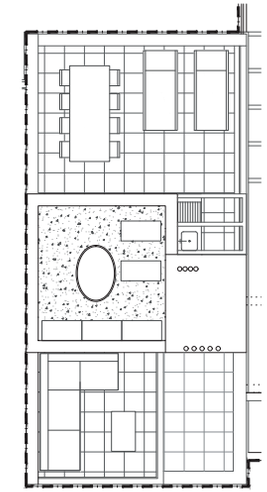
ERSTES OBERGESCHOSS
FIRST FLOOR
PLANTA PRIMERA



ZWEITES OBERGESCHOSS
SECOND FLOOR
PLANTA SEGUNDA



DACHGESCHOSS
ROOF /ROOF TERRACE
PLANTA AZOTEA



DACHPLAN
ROOFTOP
PLANTA CUBIERTA

Kitchen and further fittings

The exclusive LEICHT kitchen blends seamlessly into the elegant spatial concept.
Bespoke details, warm natural tones and clean lines underline the sophisticated ambience.

Bedrooms and bathrooms

Calm elegance with a high level of comfort. Generous bedrooms, bespoke built-in wardrobes and stylishly appointed en-suite bathrooms create an exclusive atmosphere for relaxation.

Connected by conviction

The rhythm of the harbour, right nearby.

Quickly accessible from Palma and the international airport.

Set within a mature, exclusive environment, Levante Gardens combines Mediterranean tranquillity with urban proximity in a special way.

Connected to island life when you wish.

Private and secluded when you need it.

A location that combines serenity, quality of life and perfect accessibility.

LEVANTE
GARDENS
THREE EXCLUSIVE HOMES
PORT D'ANDRATX
PORT D'ANDRATX
SANTA PONSA
PORT ADRIANO
PORTALS NOUS
PALMA

LEVANTE
— GARDENS —

THREE EXCLUSIVE HOMES
PORT D'ANDRATX

My Blue Mallorca - My Home

Only three exclusive town villas.
Deliberately limited · Exceptionally rare

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