

Palma de Mallorca Old Town  
Reference 077921



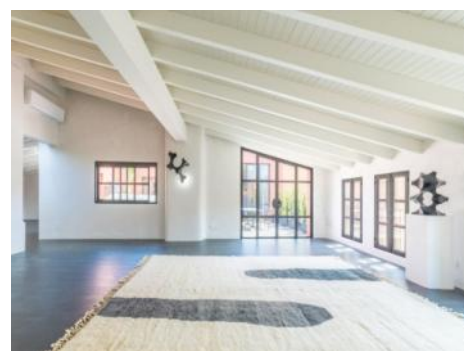
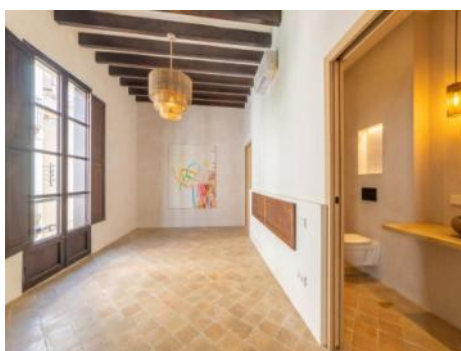
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Spacious duplex penthouse-apartment with 2 private terraces in the centre of the old-town district of Palma

constructed area: 304 m<sup>2</sup>  
bedrooms: 4  
bathrooms: 4  
balcony/terrace: ✓  
sea view: -

swimming pool: -  
energy certificate: in process

**price: € 1,895,000.-**



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### Details:

Situated in the heart of Palma's old town in one of the city's most popular shopping streets, this stylishly-renovated apartment is located between small boutique shops and numerous restaurants and cafés.

Its total constructed living area of 267 sqm features 4 large double bedrooms, 4 bathrooms, 2 of which are en suite, an openly-designed living/dining area with an impressive American kitchen, and an additional hobby room.

The lovely apartment combines a charming mix of traditional styles and modern loft character with its Mallorcan tiled floors, high ceilings with classic exposed ceiling beams, and original windows.

Further highlights are the 15 sqm terrace which is accessible from both the living area and one of the bedrooms, and the additional 22 sqm private roof terrace, both providing the perfect retreat after a long day or the ideal place to spend relaxing hours enjoying the Mallorcan sun.

Further features include hot/cold air conditioning, a fully-equipped fitted kitchen with Miele appliances, fitted wardrobes, bathrooms with Mortex-finish and stone washbasins.

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### Location & surrounding area:

Palma's old town is ideal for those wishing to live in the midst of city life, with its small, sleepy squares, narrow alleys, wonderfully picturesque buildings, lively shopping streets and restaurants and cafes.

In this part of the town something is always happening, and here the most places of interest can be found including the famous cathedral La Seu, built between the 14th and 19th centuries, the Arab baths, the Almudaina palace or the well-known nightlife-quarter La Lonja. The history of the capital of Mallorca can truly be felt here.

Take a stroll down the narrow alleys of the old town of Palma and drink a coffee or a glass of wine on one of the little squares. Let yourself be enchanted by the charm of 'the pearl of the Mediterranean', and you will surely never forget Palma.

Nearby is the 'Plaza Espana' from where there are connections to the very well-organised traffic system, no matter whether you are travelling by bus, train or taxi.



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Bright living area



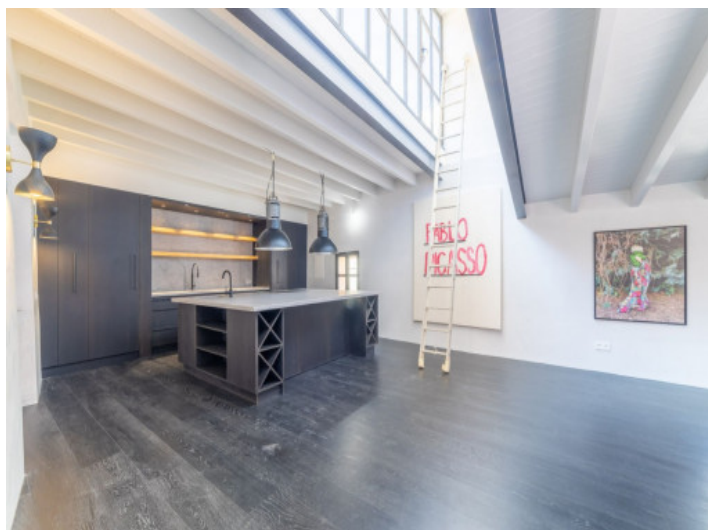
Bedroom with oldtown charme



Large living area



Kitchen and dining area



Modern kitchen



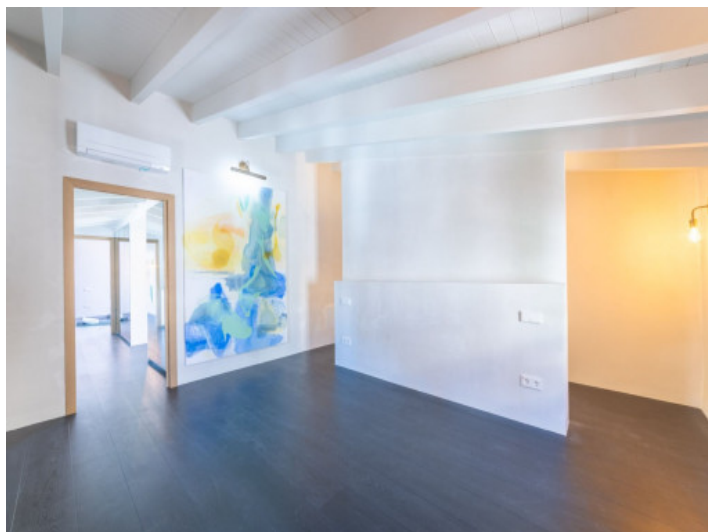
Kitchen with plenty of storage space

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

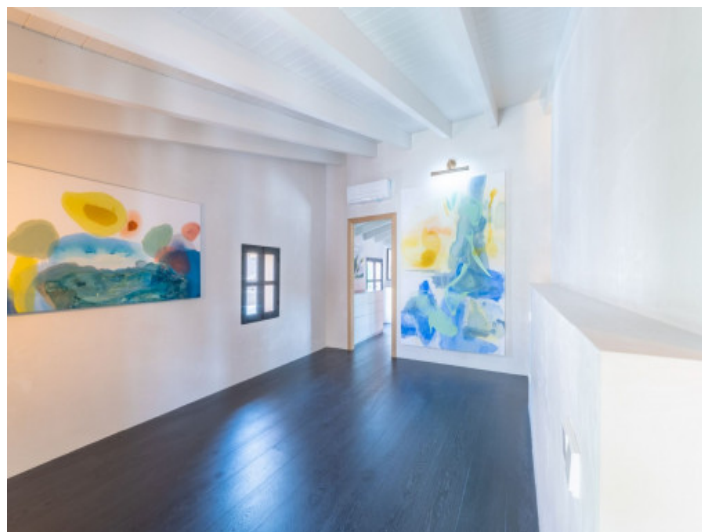


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One of 4 comfortable bedrooms



Bedroom with bathroom en suite



Gym or study room



Bathroom en suite



Original wooden beams and tiles

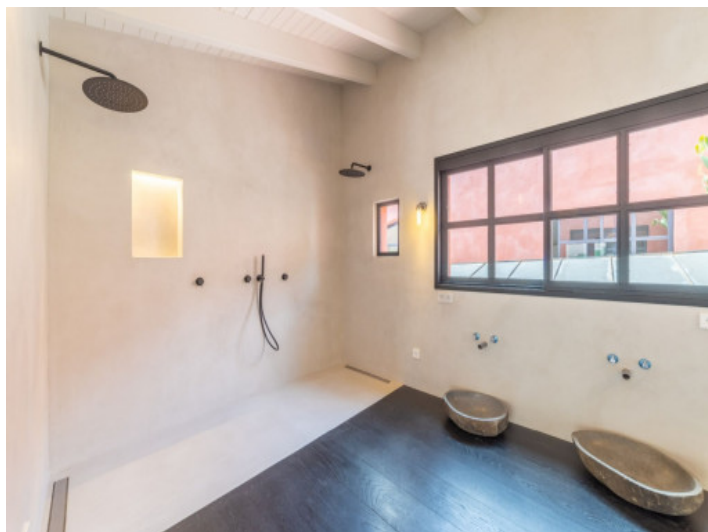


Bedroom

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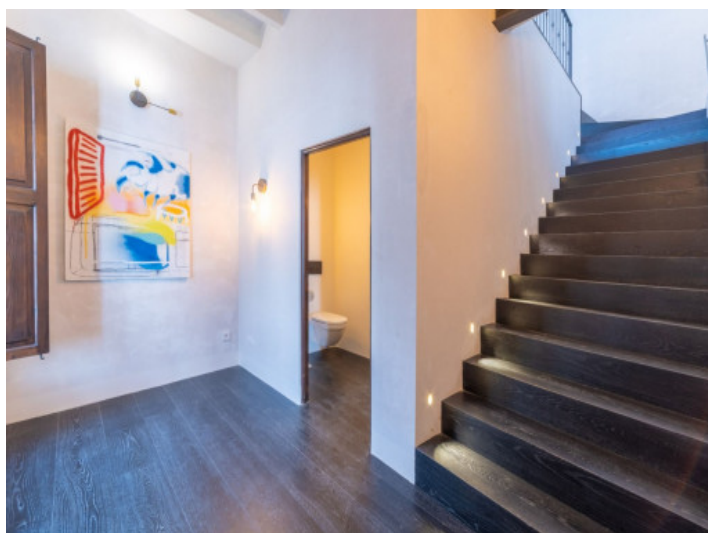
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Bathroom mastersuite



Bathroom with shower



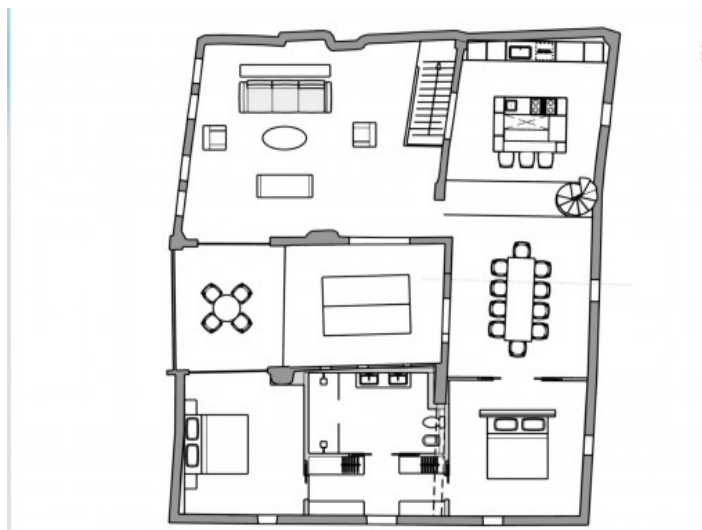
Staircase



Guest toilet next to the staircase



Outside dining



Floorplan

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Floorplan

### Escala de la calificación energética

Consumo de energía  
kWh / m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub> / m<sup>2</sup> año

A más eficiente

B

C

D

E

F

G menos eficiente

EN TRÁMITE

EnergieZertifikat

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