

## Son Armadams

Reference 077981



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

A retreat of the highest class: Elegant apartment with expansive terrace and exclusive community pool in Palma

constructed area: 140 m<sup>2</sup>  
bedrooms: 2  
bathrooms: 2  
balcony/terrace: ✓  
sea view: -

swimming pool: ✓  
energy certificate: c

**price: € 1,100,000.-**



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### Details:

This stylish apartment, completed in 2024, elegantly combines comfort, style, and functionality. The highlight is the expansive 34 sqm west-facing terrace, accessible from both the living room and the master bedroom – the perfect spot to enjoy the afternoon and evening sun in classic Mediterranean style.

The apartment spans 106 sqm and has been thoughtfully designed with great attention to detail. The open-plan kitchen, featuring a modern island design and high-quality Miele appliances, integrates seamlessly into the living area, making it ideal for both social evenings and everyday living. Both bedrooms are bright and generously sized; the master bedroom offers direct access to the terrace and an elegant en-suite bathroom. The two bathrooms are equipped with modern details such as glass-enclosed showers, ambient lighting, Solid Surface washbasins, spacious drawers, and round LED mirrors that blend functionality with stylish design.

The apartment also offers practical storage space with custom-built wardrobes in the bedrooms and living area. A separate utility room with a washer and dryer adds extra convenience, while a 13 sqm basement storage room provides additional space for personal items. Comfort is ensured throughout the year with underfloor heating and air conditioning. Elegant details such as Porcelanosa stone-effect porcelain floors and indirect lighting give the apartment a particularly refined touch. Parking spaces are also available for purchase within the same building, offering maximum convenience.

The apartment not only impresses with its features, but also with a communal pool and its proximity to the sea, as well as a wide range of restaurants and cafés along the harbor promenade.

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### Location & surrounding area:

If you are looking for a green but centrally-situated area in the town of Palma de Mallorca then Son Armadams is the place for you. The district is surrounded by a wonderful park on a hill which leads to Bellver castle from where breathtaking views over the whole of the bay of Palma can be enjoyed. The park is also an ideal place for all types of outdoor activities, and in the inner courtyard of the castle all kinds of concerts take place during the summer months. The upper part is a quiet residential area and was one of the most exclusive in Palma with its impressive villas. Today it is a privileged neighbourhood for families wishing to live in a quiet area, but still be within easy reach of all amenities.

Son Armadams is only a few minutes away from the trendy district of Santa Catalina, one of the town's most popular places for gastronomy and nightlife. The Paseo Marítimo and the harbour, where lovely walks and the nightlife can be enjoyed, is also only a stone's throw away.

Son Armadams is only a few minutes by foot from the historic town centre and its main streets, where the best shopping possibilities on the island can be found. It is a residential oasis directly in the town and an excellent choice when seeking peace and quiet, although still wishing to be within easy reach of all facilities.



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Bright living/dining area with access to the terrace



Open dining area with integrated kitchen



Open kitchen with practical cooking island



High-quality kitchen with Miele appliances



Master bedroom with access to the terrace



Master bathroom en suite

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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Second bedroom



Second bathroom en suite



Expansive private terrace



Spacious, green terrace



Communal pool with outdoor shower and loungers



Community pool

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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B	29.50	
C		9.30
D		
E		
F		
G menos eficiente		

Energy certificate

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