

Palma de Mallorca Old Town

Reference 078014



PORTA MALLORQUINA®

Your home. Our passion.

## Stylish old-town gem in Palma with rooftop terrace and sun-filled living area

constructed area:	158 m <sup>2</sup>	swimming pool:	-
bedrooms:	3	energy certificate:	in process
bathrooms:	3		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 2,590,000.-</b>



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### Details:

Nestled in the winding streets of Palma's historic old town, just a few steps from the impressive cathedral La Seu, this exceptional apartment is located in one of the city's most atmospheric areas. Restaurants, charming boutiques, galleries and museums are right on your doorstep, as well as historic squares, buildings and monuments that give the neighborhood its unmistakable character.

A special highlight is the beautiful private rooftop terrace of approx. 12 m<sup>2</sup> – a peaceful retreat above the rooftops of the old town. Here you can enjoy the sun, natural light and the unique atmosphere of this historic district.

Designed by the architects Alejandro Von Waberer and Maria Oliver, the apartment combines stylish design with authentic old-town charm across approx. 146 m<sup>2</sup> of constructed interior space. High wooden beam ceilings, abundant natural light and an open floor plan define the spacious living and dining area with a modern island kitchen. Two bedrooms with en-suite bathrooms, as well as a separate guest apartment with its own bedroom and bathroom, offer comfort and privacy. A guest WC completes the layout.

Additional features include air conditioning, underfloor heating, an elevator, pre-installation for home automation, and connections for electricity and water on the rooftop terrace. The furniture is included in the price.

A rare opportunity to own a stylish home full of character in the heart of Palma's old town.

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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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cozy atmosphere



island kitchen



lots of light



living-dining area



open floor plan



large dining table

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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terrace



spacious rooms



large bedroom



high ceilings



bedroom



large bedroom

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charming details



master bedroom



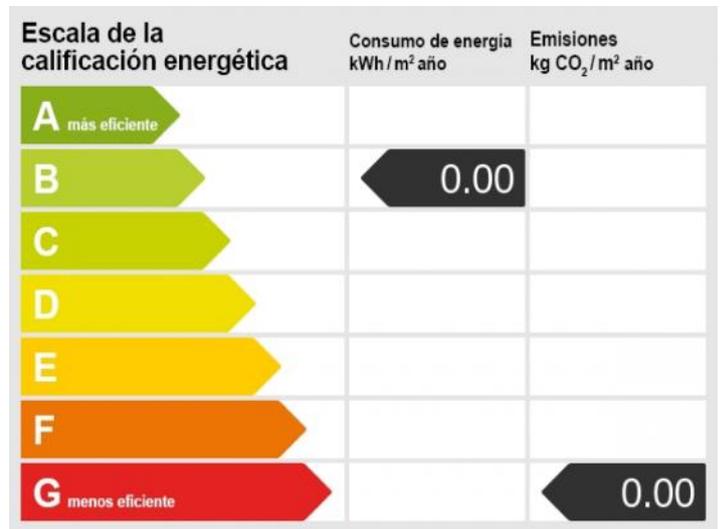
en-suite bathroom



en-suite bathroom



reading corner



Energieskala

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