

Palma City  
Reference 117870



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

## Modern, newly-built penthouse with private roof terrace in a prime location in Palma

constructed area:	288 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	in process
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 1,474,000.-</b>



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### Details:

This luxurious penthouse with an internal construction area of 123 sqm has 3 bedrooms, 2 bathrooms, one of which is en suite, a separate guest WC and a spacious living/dining area with an open-plan kitchen.

The highlight of this penthouse is its spacious outdoor areas. It offers a 58 sqm terrace on the living level plus a private roof terrace of 107 sqm, with spectacular panoramic views of Palma and the sea beyond.

The property also includes 2 private underground parking spaces, a communal pool, a gym and the great green area by the pool for communal use, which complete this unique offer.

One of the many special features of the project is the unique design of the exterior façade. A special planting system on the façade and an integrated heating and cooling system powered by renewable energy significantly reduce consumption and considerably improve energy efficiency.

The property is nearing completion and can already be viewed.

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### Location & surrounding area:

Palma is Majorca's first city home to 400,000 inhabitants. In addition to the historic architecture of the Old Town such as the Arab Baths or the buzzing entertainment district of 'La Lonja', Palma offers many beaches, marinas and the famous promenade Paseo Marítimo, stretching miles along the seafront accommodating the ample leisure activities that take place there. Here unlimited bars and restaurants are to be found, along with the new convention centre and City Theatre Auditorium.

Throughout the year the city offers a wide cultural variety. Many shops can be found in the large shopping centre on the ring road 'Via Cintura'.

Also to be found in Palma is the only University of the Balearic Islands (UIB), the modern technology park 'Parc Bit', the largest concentration of international schools and the most modern hospitals (Clínica Planas and the new hospital Son Espases).

For transport, the city is one of the most modern infrastructures in Europe providing services such as the international airport "San Joan," the brand new Metro and the fully-developed and perfectly maintained road network.



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View of the cathedral and the sea



Sun terrace on the living level



Terrace on the living level



Spacious rooftop terrace with city and sea views



Bright living and dining area



Master bedroom

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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En-suite master bathroom



One of 3 bedrooms



Open luxury kitchen

VIVIENDA  
403



Grundriss



Spacious rooftop terrace with city and sea views



Roof terrace

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One of 3 bedrooms



One of 2 bathrooms

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