

Palma City  
Reference 117870C



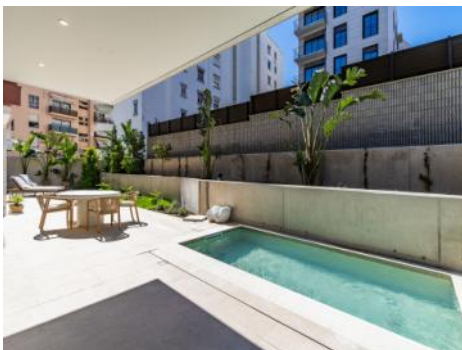
  
**PORTA MALLORQUINA®**  
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## Modern new construction garden apartment with private pool in privileged location in Palma

constructed area: 211 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 2  
balcony/terrace: ✓  
sea view: -

swimming pool: ✓  
energy certificate: in process

**price: € 960,000.-**



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### Details:

This luxurious first floor apartment with an internal construction area of 113 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 kitchen.

From the light-flooded living area, you can access the 98 sqm sun terrace with access to your own 116 sqm landscaped garden and the highlight, a private pool.

The property also includes 2 underground parking spaces, a community pool, a gym and the fantastic green area with pool for communal use, which make this offer complete.

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.

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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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Large sun terrace with private pool



Large private terrace



Open-plan living and dining area



Fully equipped kitchen



Master bedroom



Master bedroom with en-suite bathroom

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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Elegant ground-floor apartment with private pool in Palma.



Exterior view of the building project



Exterior view of the new construction project

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