

## Son Armadams

Reference 120907



PORTA MALLORQUINA®

Your home. Our passion.

## Modern apartment with harbour views and communal pool in the centre of Palma

constructed area: 116 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 2  
balcony/terrace: ✓  
sea view: -

swimming pool: ✓  
energy certificate: in process

**price: € 1,180,000.-**



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### Details:

This cosmopolitan city apartment is situated between the neighbourhoods of Santa Catalina and Son Espanyol, close to charming shops, sports centres, markets and amenities.

With large window frontages and a 13.45 sqm terrace overlooking the marina, a perfect symbiosis between quality of life and comfort is created. Added to that a communal rooftop pool invites to spend unforgettable time under the Mallorcan sun in the centre of Palma's city living.

Tradition and modernity are reflected throughout the property. Its constructed area of 102.95 sqm includes 3 bedrooms, 2 bathrooms, one of which is en suite, a fully equipped kitchen and a bright living/ dining area.

Unrivalled surfaces and materials characterise your new home, with high-quality stone tiles, underfloor heating, hot/cold air conditioning and a double ventilation system creating a modern, comfortable living atmosphere.

The landscaped inner courtyard blends perfectly with the textures and colours of the façade and its surroundings, combining the appeal of avant-garde trends with timeless elegance.

This exceptional offer is rounded off by an underground parking space and storage room.

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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 Maritimo 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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Spacious pool area



Open living and dining area



Fully equipped kitchen



Bedroom with floor to ceiling windows



Cosy bedroom



Bathroom with shower

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 bathroom



Balcony with views to the neighbourhood



Pool is surrounded by a terrace



Roof terrace with pool



Floor plan

Escaleta de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

EN TRÁMITE

Energiepass-Skala

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