

Palma de Mallorca Old Town  
Reference 122231B



  
**PORTA MALLORQUINA®**  
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## Charming new-build apartment in a historic palace, near the cathedral

constructed area: 212 m<sup>2</sup>  
bedrooms: 2  
bathrooms: 3  
balcony/terrace: -  
sea view: -

swimming pool: -  
energy certificate: c

**price: € 1,775,000.-**



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### Details:

Welcome to this unique new-build apartment located in an impressive historic Old Town palace from the 19th century, right next to the majestic Palma Cathedral.

This apartment spans two levels and offers a spacious total area of 212.48 sqm. It combines the distinctive charm of historic Old Town flair with modern comfort and stylish living. The open floor plan, high-quality furnishings, and lovingly crafted details create a harmonious atmosphere where history and contemporary elegance blend perfectly. Here, you can enjoy the special ambiance of the Old Town, paired with all the amenities for a comfortable and stylish home.

The apartment is equipped with two comfortable bedrooms, each with its own en suite bathroom, an additional separate bathroom, a guest WC, an open living and dining area, a lounge space for relaxing moments, and a custom-designed kitchen for creative cooking ideas.

Additional highlights include: underfloor heating, integrated air conditioning (hot/cold), a gas fireplace, an elevator, and a underground parking space.

The vibrant city life and historic alleys are just a few steps away – perfect for those who appreciate the unique atmosphere of the 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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Bright lounge area with fireplace



Impressive staircase



Open-plan living and dining room



Bedroom with en suite bathroom and walk-in closet



Second bedroom



One of three bathrooms

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 bathroom en Suite



Unique location directly next to the cathedral



Parc de la Mar



Floor plan

Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B		
C	51.40	11.70
D		
E		
F		
G menos eficiente		

Energy certificate

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