

## Santa Catalina

Reference 122426



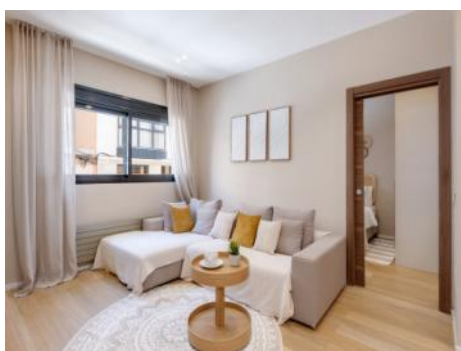
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

A home under the open sky – Stylishly furnished apartment with spacious patio in the heart of Santa Catalina

constructed area: 105 m<sup>2</sup>  
bedrooms: 2  
bathrooms: 2  
balcony/terrace: ✓  
sea view: -

swimming pool: -  
energy certificate: in process

**price: € 450,000.-**



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### Details:

Just a stone's throw from the popular Mercat de Santa Catalina, the elegant Paseo Mallorca, and the renowned Palma Tennis Club, this charming apartment enjoys a prime location. Here, urban living, culinary variety, and sporting opportunities come together.

The spacious 21 sqm private patio is the heart of this home – a rare retreat in the middle of the city. Enjoy peace, privacy, and sunshine from breakfast to aperitif. Whether as a green oasis, cozy outdoor dining area, or stylish lounge, this outdoor space offers endless possibilities for relaxed moments under the open sky.

The 84 sqm apartment combines thoughtful living comfort with stylish design and an optimal layout. It features 2 spacious double bedrooms, 2 modern bathrooms (one of them en suite), a bright living and dining area, a harmonious semi-open fitted kitchen, as well as a practical utility room and a separate storage room.

The apartment impresses not only with its location and layout, but also with its high-quality features: A central air conditioning system (hot/cold) ensures a pleasant indoor climate all year round, while the gas central heating provides cozy warmth on cooler days. Thanks to the full furnishings, the apartment is ready for immediate occupancy.

There is also the option to purchase a separate underground parking space.

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### Location & surrounding area:

The district of Santa Catalina is one of the typical zones of "Ciudad de Palma", home to the famous "Mercat de Santa Catalina", which still retains the flavor of traditional markets where you can buy typical products of the Majorcan countryside and Mediterranean Sea.

Originally a fishing district because of its proximity to the sea, the typical dwellings of 1 or 2 floors have been conserved with their balconies and façades with Majorcan shutters and urban morphology that is carefully preserved.

Among the inhabitants of Santa Catalina you can find people from all around the world in bars out in the sun, shopping in the market or buying in the street, as well as people who have chosen to live in the town, bringing their culture and giving the neighborhood a touch of class and elegance.

With regard to the gastronomic and leisure offer, the town is one the most generous of the island, and in the happy streets you will find the greatest variety of bars and restaurants from the simple and typical of the neighborhood to cutting edge and sophisticated.



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Bright, inviting living room



Cozy seating area



Open-plan living and dining room



Dining area



Fully equipped fitted kitchen



Spacious 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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Bathroom with shower tub and towel warmer



Second bedroom with built-in wardrobes



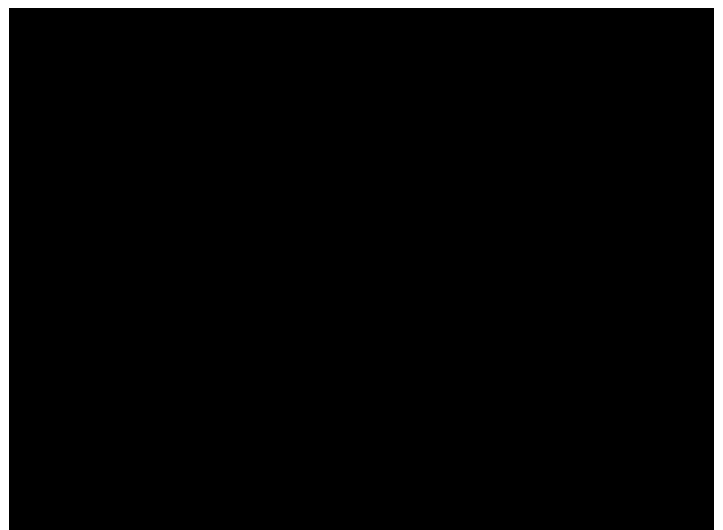
En-suite bathroom



Welcoming entrance area



Private sun terrace



Energy certificate

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