

# Palma City

## Reference 122800



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## Luxury new-build penthouse with spacious rooftop terrace and sea views in Palma

constructed area:	269 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	b
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 1,475,000.-</b>

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### Details:

This luxurious penthouse with an internal construction area of 122 sqm has 3 bedrooms, 2 bathrooms, one of which is en suite, a separate guest bathroom and a spacious living/dining area with an open-plan kitchen.

The highlight of this penthouse is the generous outdoor space. It offers a 53 sqm terrace on the living level plus a private roof terrace of 105 sqm, with spectacular panoramic views of Palma and the sea.

In addition, the property includes 2 private underground parking spaces, a community pool, a gym and the fantastic communal green area pool, 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 Maritimo, 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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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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