# Palma City
## Reference 122979

PORTA MALLORQUINA®
Your home. Our passion.

# Elegant luxury apartment in Palma with terrace and panoramic views of the sea and cathedral

| | | | |
|---|---|---|---|
| constructed area: | 253 m² | swimming pool: | - |
| bedrooms: | 4 | energy certificate: | in process |
| bathrooms: | 3 | | |
| balcony/terrace: | ✓ | | |
| sea view: | ✓ | **price:** | **€ 2,390,000.-** |

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**Details:**

Situated in a peaceful location in Son Dameto, this exceptional apartment combines the highest standards of quality with Mediterranean elegance.

The property is currently undergoing a comprehensive renovation, using premium materials and meticulous attention to every detail.

The heart of the apartment is the spacious living and dining area, offering breathtaking panoramic views across Palma towards the sea and the cathedral.

Floor-to-ceiling pocket windows disappear completely into the walls, seamlessly connecting the interior with the private terraces, which extend over approximately 53 m$^2$. These outdoor spaces provide the perfect setting for relaxation, entertaining and enjoying spectacular views that also stretch towards the Tramuntana mountains.

With approximately 200 m$^2$ of interior space, the apartment features four generously sized bedrooms, two of which have en-suite bathrooms, a total of three designer bathrooms, an open-plan designer kitchen and a separate utility room. Fully retractable windows in the kitchen and bedrooms further enhance the seamless transition between indoor and outdoor living.

Underfloor heating and cooling throughout the apartment, together with air conditioning, ensure year-round comfort.

The lift provides direct access to the private entrance area. A private parking space and a storage room complete this exclusive offering.

Ideally located between Son Vida and Santa Catalina, the property offers privacy combined with excellent accessibility. Palma's historic old town, restaurants, cafés and boutiques are just a few minutes away.

Viewings are already possible during the renovation phase.

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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## 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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Big terrace on the living area

Panoramic view at night

Panoramic views over Palma

Great designer-kitchen

One of 4 bedrooms

Walk-in closet

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One of 4 bedrooms

One of 3 bathrooms

One of 4 bedrooms

Energiezertifikat

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