

Palma de Mallorca Old Town

Objekt-Nr. 077893

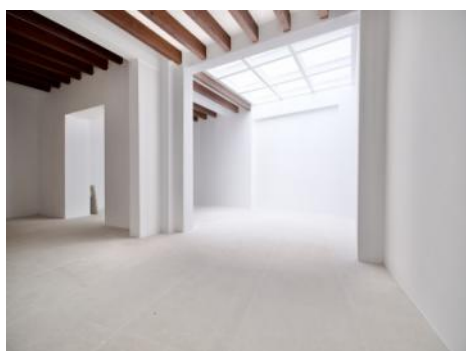


PORTA MALLORQUINA®

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## Spacious ground-floor apartment in the old town district of Palma

living space:	145 m <sup>2</sup>	Zwembad:	-
Slaapkamers:	3	LABEL_ENERGIEKLA	in voorbereiding
Badkamer:	3	SSE:	
Terras/Balkon:	-		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 750.000,-</b>



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### Objektbeschrijving:

Located in the heart of Palma's historic old town and close to the iconic cathedral, this spacious property combines contemporary design with a prime location. It impresses with traditional high ceilings and a spacious loft area.

Its features include modern air conditioning, underfloor heating, central heating, and an alarm system, all assuring pleasant temperatures and security at all times. The rooms have high-quality natural-stone floors emphasising the modern style of a new building, and in the kitchen is an industrial extractor hood, ideal for gastronomic purposes. Two entrances offer additional flexibility and access options.

The ground floor property has a living area of 145 sqm, and the possibility exists to convert it into a traditional residential apartment with 3 bedrooms and 3 bathrooms. The spacious kitchen area and a cosy fireplace would enhance the living comfort. A special feature is the opaque glass ceiling above the planned living area, allowing the entry of ample natural light whilst still maintaining privacy.

An outstanding highlight of this property is the option of obtaining a commercial license, opening up numerous possibilities for use. Its central location in the heart of Palma allows residents to enjoy the city's cultural and social life to the full, with diverse shops, restaurants, art galleries and lively bars in the immediate vicinity, and the international airport only 15 minutes away.

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### Locatie en omgeving:

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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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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PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)