

Palma City  
Objekt-Nr. 115714



PORTA MALLORQUINA®  
Your home. Our passion.

## Bright duplex penthouse close to the centre of Palma

living space: 140 m<sup>2</sup>  
Slaapkamers: 3  
Badkamer: 2  
Terras/Balkon: ✓  
Uitzicht op zee: -

Zwembad: -  
LABEL\_ENERGIEKLA C  
SSE:

**Prijs: € 460.000,-**



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### Objektbeschrijving:

This modern duplex penthouse with its 2 large sunny terraces is situated in a very desirable district of Palma with restaurants, shops, and a wide choice of diverse amenities.

On the entrance level is the elegant living room and open kitchen, fully equipped with high-quality appliances and very beautiful marble floors. Both rooms access a lovely 18 sqm terrace which allows the entry of ample natural light offering the possibility to spend pleasant time with family and friends. A bedroom with en-suite bathroom and a utility room complete this level.

An elegant, self-supporting iron staircase leads to the upper level with 2 bedrooms, one with a dressing room, a bathroom, and a 30 sqm terrace with a winter-garden with sliding glass frontages.

Further features include marble floors, double-glazed aluminium windows, pre-equipment for heating including existing radiators, and pre-equipment for air conditioning. The property is completely acoustically and thermally insulated, and the bedrooms have Mallorcan window shutters and fitted wardrobes.

Due to its modern aesthetic quality and sustainability this exceptional apartment has become a truly comfortable and pleasant home.

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### Locatie en omgeving:

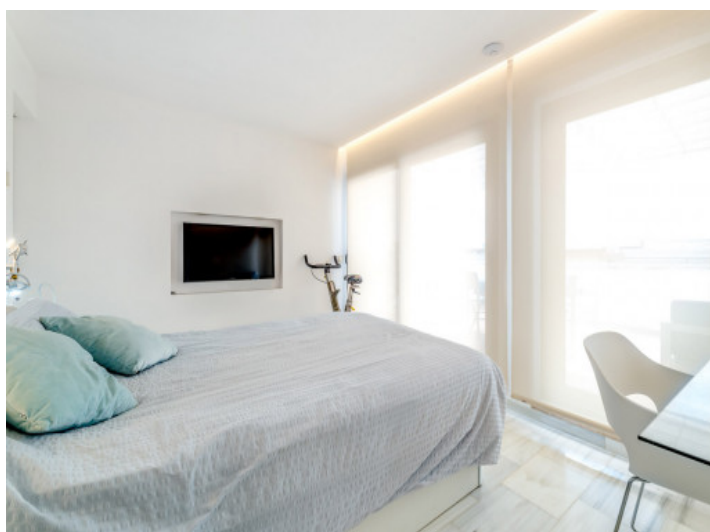
Palma is Majorca's first city home to 400,000 inhabitants. In addition to the historic architecture of the Old Town such as the Arab Baths or the buzzing entertainment district of 'La Lonja', Palma offers many beaches, marinas and the famous promenade Paseo Maritimo, stretching miles along the seafront 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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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C	50.26	12.90
D		
E		
F		
G menos eficiente		

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