

Palma de Mallorca Old Town  
Objekt-Nr. 121503



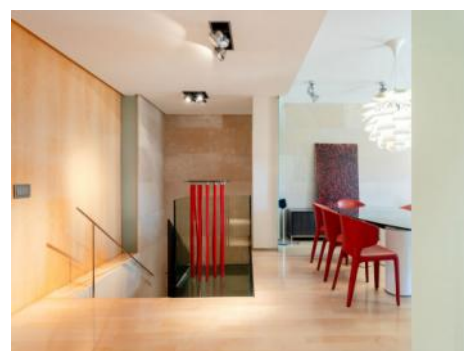
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Spectacular, light-flooded designer duplex-apartment in the most exclusive area of Palma

living space: 245 m<sup>2</sup>  
Slaapkamers: 3  
Badkamer: 3  
Terras/Balkon: ✓  
Uitzicht op zee: -

Zwembad: -  
LABEL\_ENERGIEKLA e  
SSE:

**Prijs: € 2.900.000,-**



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### Objektbeschreibung:

Situated in one of Palma's most special and exclusive buildings, in one of the most desirable streets in the old-town district, this magnificent duplex apartment was recently refurbished to a very high standard in an excellent contemporary design.

The property, although extremely quiet, is surrounded by the best restaurants, elegant hotels and prestigious shops.

It is located on the 2nd and 3rd floor of the building, and is distributed as follows:

On its upper level, with an area of 120,93, is a very large living room with adjacent dining room, guest WC, and the kitchen with adjoining utility room.

The Bulthaup kitchen is fully-equipped with top-quality Gaggenau appliances. On this floor large windows and French balconies assure ample natural light throughout the day.

From this level a charming staircase leads down to the first level of the apartment with an area of 124.27 sqm which houses the sleeping area. This includes an exceptionally large bedroom with dressing room and seating area, a further double bedroom, and a single bedroom, all with private en-suite bathrooms. All wardrobes and cupboards in the apartment are from a well-known Italian designer, as is the largest part of the furniture, and all is included in the purchase price.

There is also an internal lift, providing convenient access to both floors if required.

Further features of the very exceptional property include gas central heating, hot/cold air conditioning throughout, double glazing, maple-wood floors, and Mallorcan window shutters.

This offer is completed by a private parking space in the same building, which would now be practically impossible to obtain in this area of the Old Town.

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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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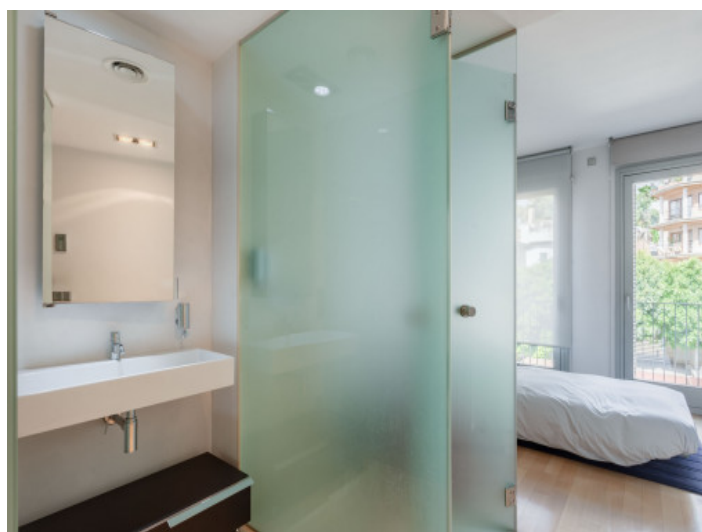
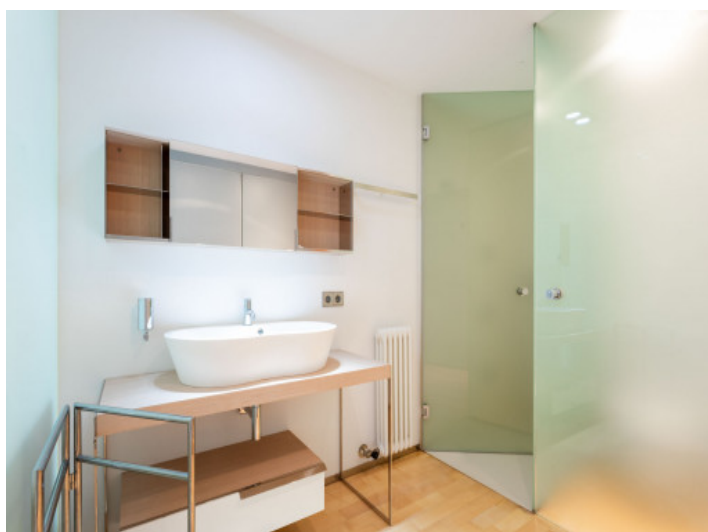


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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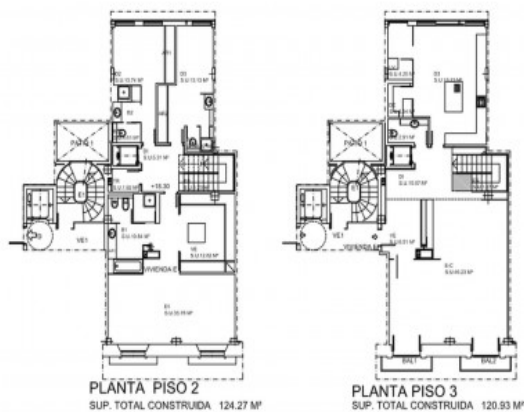
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### Escala de la calificación energética

Consumo de energía  
kWh/m² año

Emisiones  
kg CO<sub>2</sub>/m² año

A más eficiente		
B		
C		
D		
E	96.40	24.10
F		
G menos eficiente		

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