

Palma de Mallorca Old Town  
référence du bien 121198



## Modern apartment with balcony and elevator in the old town of Palma

séjour:	109 m <sup>2</sup>	piscine:	-
chambres:	2	energy certificate:	e
salles de bain:	2		
terrasse/balcon:	✓		
vue sur la mer:	-	<b>prix:</b>	<b>€ 890.000,-</b>



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### **description:**

Between Plaza España, Palma's (bus) train station and the atmospheric Rambla's, an attractive avenue with many cafés, restaurants and shopping facilities, this property, renovated in 2023, is located in a quiet old town alley.

On a constructed living area of 108.58 sqm, there is an open entrance area, a spacious living/dining room with integrated American kitchen, 2 double bedrooms each with its own bathroom en suite, a covered veranda and a separate utility room.

Designer brands such as Nolte and Mustering lend the apartment an attractive flair. The generous window fronts on both sides of the living room provide plenty of natural light and contribute to a homely feel.

The sheltered terrace and the small exit balcony offer an elegant retreat for heavenly hours in the midst of Palma's city life on both summer and winter days. The communal terrace also boasts breathtaking views over the rooftops of the old town, the cathedral and Bellver Castle. The in-house elevator makes everyday life easier and makes the apartment a year-round domicile.

Further features include, among others: Underfloor heating, hot/cold air conditioning, fitted wardrobes and electric towel heaters

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### localisation & environnement:

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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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		
D		
E	106.80	32.60
F		
G menos eficiente		

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