

Palma de Mallorca Old Town  
référence du bien 077514A



  
PORTA MALLORQUINA®  
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## Duplex apartment with sensational views of the superyacht marina in La Lonja, Palma

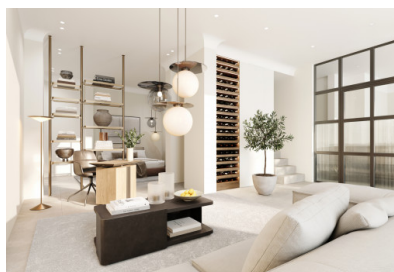
séjour: 276 m<sup>2</sup>  
chambres: 3  
salles de bain: 3  
terrasse/balcon: ✓  
vue sur la mer: -

piscine: -  
energy certificate: en proceso

**prix: € 2.150.000,-**



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### **description:**

This light-flooded, first-floor duplex apartment is situated in a prime location of the old-town district of La Lonja, and offers unique views of the superyachts in Palma's harbor, the cathedral and the ancient La Llotja building.

With a constructed area of 276 sqm, the apartment has 2 levels, both of which are accessible via a lift. All rooms have an exceptional design concept to satisfy the highest standards and create maximum living comfort.

During renovation great emphasis will be placed on the preservation of historical elements including the original stone facade and floor-to-ceiling windows with French balconies.

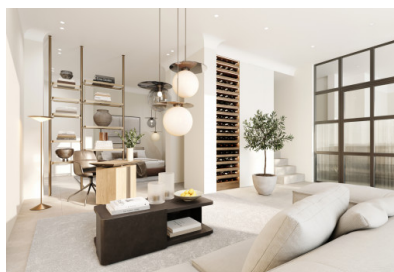
Distributed over the first level is a large open lounge and TV area, a guest WC and a storage room. Also located on this level is a garage parking space for one vehicle.

The second floor is accessible by either a stylish staircase or via the lift, entering directly into the light-flooded living and dining area with an open kitchen, 2 adjacent bedrooms with fitted wardrobes and 2 bathrooms, one of which is en suite. Also on this floor is a patio and a small balcony with spectacular and unique views of the harbour, the cathedral and the Spanish Consulate.

Further features of this exceptional property include Chevron parquet flooring, central air conditioning, underfloor heating, domotic home-automation system, garage parking and an integrated audio system.

Completion of the renovation of this historic building is forecast for February 2023.

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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.

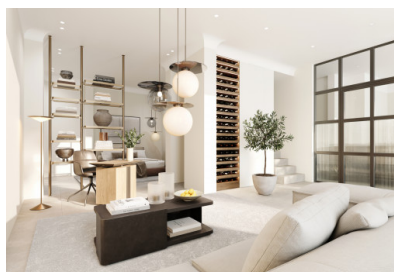
In this part of the town something is always happening, and here the most places of interest can be found including the famous cathedral La Seu, built between the 14th and 19th centuries, the Arab baths, the Almudaina palace or the well-known nightlife-quarter La Lonja. The history of the capital of 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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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.