

## Santa Catalina

référence du bien 122714



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

Modern, completely renovated apartment in a prime location  
Santa Catalina with a large patio

séjour:	116 m <sup>2</sup>	piscine:	-
chambres:	2	energy certificate:	e
salles de bain:	1		
terrasse/balcon:	✓		
vue sur la mer:	-	<b>prix:</b>	<b>€ 828.000,-</b>



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### **description:**

Right in the heart of Santa Catalina, this truly special gem awaits you. Just a few steps from the market, you can enjoy the authentic flair of the neighborhood with its cafés, boutiques, and vibrant atmosphere – a place that perfectly combines urban living with Mallorcan charm.

A true highlight is the spacious 28 sqm patio – a private oasis under the open sky. Whether enjoying a relaxed breakfast in the sun or warm evenings with friends, this outdoor space creates a unique living experience in one of the most beautiful neighborhoods of the city.

The apartment offers approx. 88 sqm of constructed interior space and impresses with an open-plan living and dining area with an integrated kitchen. Two bedrooms, a large bathroom, and a guest toilet ensure comfort. High barrel-vaulted ceilings with indirect lighting and a stylishly designed Marès stone wall give the living area a wonderfully Mallorcan character. Fully renovated five years ago and very well maintained, the property combines Mediterranean charm with modern living comfort.

Additional features: Mitsubishi air conditioning in all rooms, double glazing with aluminum frames, an elegant lighting concept with dimmable indirect lighting, a striking full-height designer entrance door, electric radiators, and an airy industrial glass partition in the bedroom.

A Santa Catalina property to fall in love with!

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### localisation & environnement:

The district of Santa Catalina is one of the typical zones of "Ciudad de Palma", home to the famous "Mercat de Santa Catalina", which still retains the flavor of traditional markets where you can buy typical products of the Majorcan countryside and Mediterranean Sea.

Originally a fishing district because of its proximity to the sea, the typical dwellings of 1 or 2 floors have been conserved with their balconies and façades with Majorcan shutters and urban morphology that is carefully preserved.

Among the inhabitants of Santa Catalina you can find people from all around the world in bars out in the sun, shopping in the market or buying in the street, as well as people who have chosen to live in the town, bringing their culture and giving the neighborhood a touch of class and elegance.

With regard to the gastronomic and leisure offer, the town is one the most generous of the island, and in the happy streets you will find the greatest variety of bars and restaurants from the simple and typical of the neighborhood to cutting edge and sophisticated.

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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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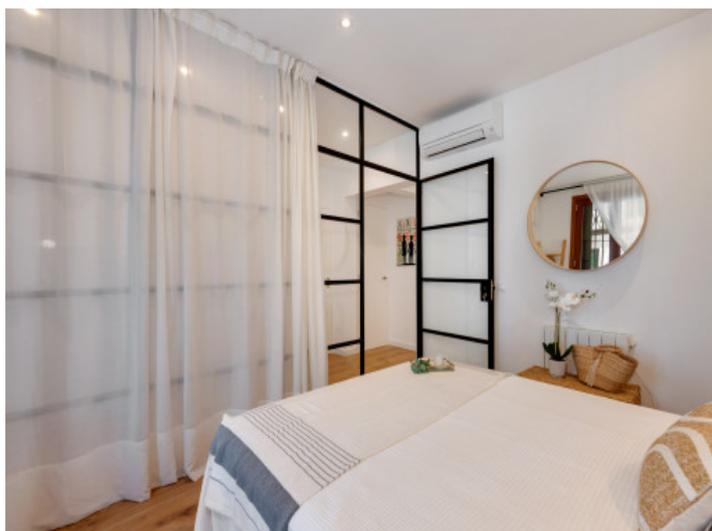
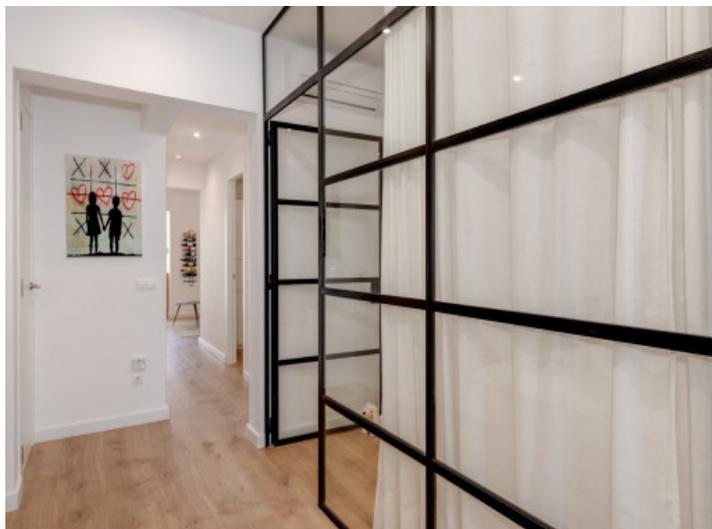
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