

**Palma City**  
référence du bien 122730



## Bright penthouse with big terraces and parking in Palma

séjour:	231 m <sup>2</sup>	piscine:	-
chambres:	4	energy certificate:	d
salles de bain:	2		
terrasse/balcon:	✓		
vue sur la mer:	-	<b>prix:</b>	<b>€ 845.000,-</b>



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### **description:**

Spacious and sunny penthouse in a quiet location, with unobstructed views and only 18 minutes walk from the center of Palma and 5 minutes by car.

The apartment, built in 2003, is located in a residential area with a pleasant environment, surrounded by all services such as supermarkets, restaurants, schools, parks, etc., and is in very good condition despite its age.

There is air conditioning in the living and dining area. The rest of the rooms have ceiling fans and the heating works by means of gas radiators (town gas).

The total of 231 sqm is distributed over 136 sqm of living space and 95 sqm of terraces. The privacy of the terraces invites you to relax and enjoy.

This penthouse has 4 bedrooms, 3 of which are doubles, one of which has its own bathroom en suite. In total there are 2 bathrooms. All bedrooms are very bright and three of them have direct access to the terraces.

The spacious living and dining room leads onto a large terrace and into the bright kitchen, which has a separate utility area.

The apartment is located on the fourth floor, which is accessible via an elevator. It is possible to integrate the elevator directly into the apartment, providing direct access.

The offer is complemented by a spacious parking space in the same building and a practical storage room.

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### localisation & environnement:

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		
D		
E	0.00	26.80
F		
G menos eficiente		

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