

Palma de Mallorca Old Town  
référence du bien 122787



Light-flooded apartment in the old town of Palma with top quality living and private parking space

séjour:	233 m <sup>2</sup>	piscine:	-
chambres:	3	energy certificate:	C
salles de bain:	3		
terrasse/balcon:	✓		
vue sur la mer:	-	<b>prix:</b>	<b>€ 3.300.000,-</b>



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### **description:**

An exclusive old town apartment in a prime location in Palma, flooded with light, elegant and with exceptional qualities for discerning buyers.

On approx. 230 m<sup>2</sup>, this exceptional property in Palma's old town offers a living experience that combines elegance, comfort and the highest quality in a special way. The apartment is located in a very well-maintained, prestigious building with elevator and impresses with its generous room layout, plenty of natural light and furnishings of the highest standard.

The open-plan living and dining area forms the heart of the apartment and creates a particularly bright and inviting ambience thanks to its size, the numerous windows and the connection to the modern kitchen. The high-quality fitted kitchen with an elegant onyx marble cooking island, exclusive appliances and well thought-out fixtures meets even the highest demands. Several French balconies emphasize the urban feel and bring additional light and openness into the rooms. The 3 spacious bedrooms are stylishly designed and each has its own en-suite bathroom. The elegant parquet and natural stone floors lend the entire property a warm, timeless and very high-quality atmosphere. A separate guest WC and a practical utility room provide additional convenience in everyday life.

The apartment also leaves nothing to be desired in terms of technology: Underfloor heating, central hot/cold air conditioning, a heat pump, double-glazed windows and a modern smart home system offer contemporary living comfort at any time of year.

An absolute special feature in this location is the private parking space in the building and the elevator, which leads directly to the apartment and thus enables comfortable, almost barrier-free living.

There is also a very spacious private storage room and a communal bicycle room.

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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	32.00	
C		10.00
D		
E		
F		
G menos eficiente		

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.