

Palma de Mallorca Old Town

Объект № 077972



PORTA MALLORQUINA®

Your home. Our passion.

## Bright apartment with covered balcony and private rooftop terrace on the Ramblas of Palma

жилая площадь: 280 m<sup>2</sup>

спальни: 3

санузел: 2

балкон или ✓

терраса: -

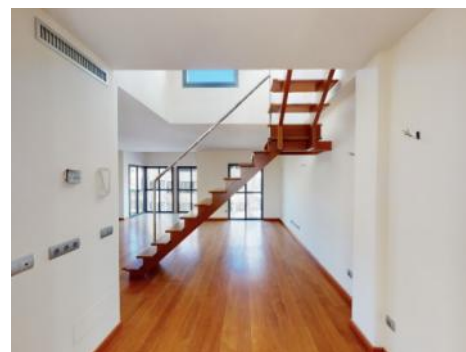
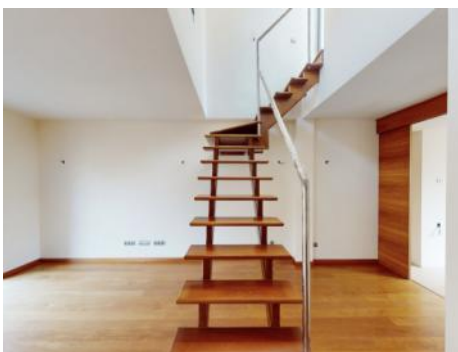
вид на море:

бассейн: -

Энергетическая в процессе

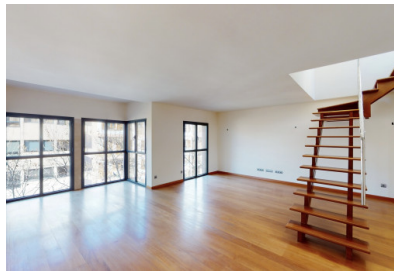
сертификация:

**цена: € 1.350.000,-**



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### Описание объекта:

This apartment is located directly on the elegant promenade La Rambla – one of the most exclusive addresses in the heart of Palma. Nestled among the historic streets of the old town and just steps away from the lively Plaça d'Espanya, the popular Mercat de l'Olivar, and the peaceful, green Plaça Patines, this location offers the perfect blend of urban living and Mediterranean quality of life.

The apartment offers a constructed area of 129 sqm and features a well-designed, functional layout. It includes an entrance hall, a spacious living and dining area of approx. 40 sqm, a fully equipped kitchen with an adjoining utility room, three double bedrooms, and two bathrooms, one of them en suite. The bright rooms create an open, welcoming living atmosphere with plenty of space.

The apartment also includes a covered balcony of approx. 6 sqm with southwest orientation – ideal for enjoying the afternoon and evening sun in a sheltered setting.

A true highlight is the private rooftop terrace with an impressive 145 sqm of space. It offers numerous possibilities – whether as a sun lounge or for entertaining evenings with views over the rooftops of Palma. A truly exclusive retreat in the heart of the city.

The features include high-quality parquet flooring, custom-built wardrobes, and elegant cherry wood carpentry. Aluminum windows with triple glazing provide excellent thermal and sound insulation. A warm/cool air conditioning system ensures year-round comfort.

An elevator in the building provides convenient access to the apartment. A parking space in the underground garage is available for separate purchase.

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### Месторасположения и окрестности:

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.

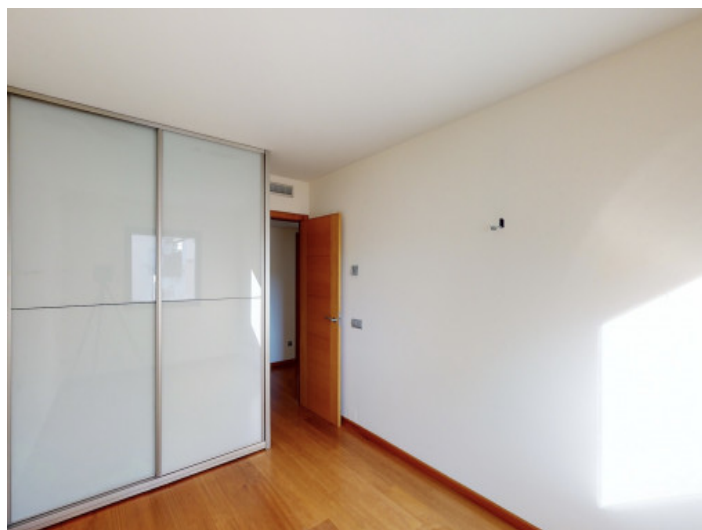
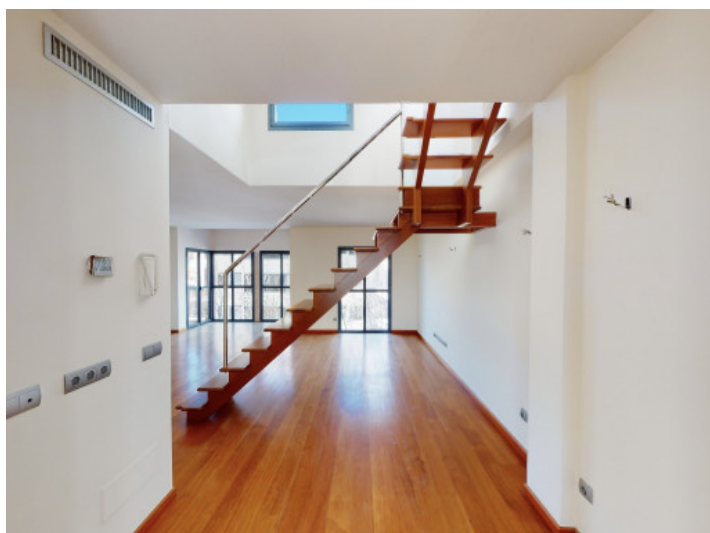
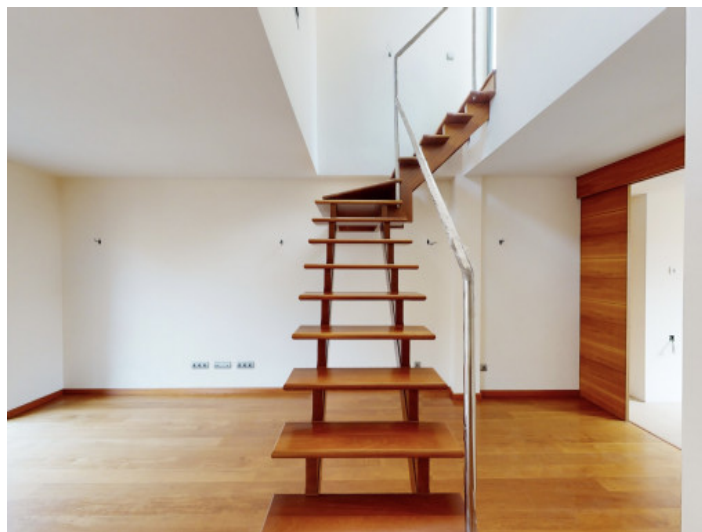
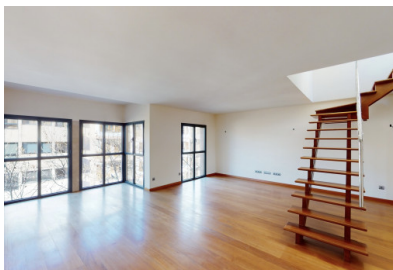
In this part of the town something is always happening, and here the most places of interest can be found including the famous cathedral La Seu, built between the 14th and 19th centuries, the Arab baths, the Almudaina palace or the well-known nightlife-quarter La Lonja. The history of the capital of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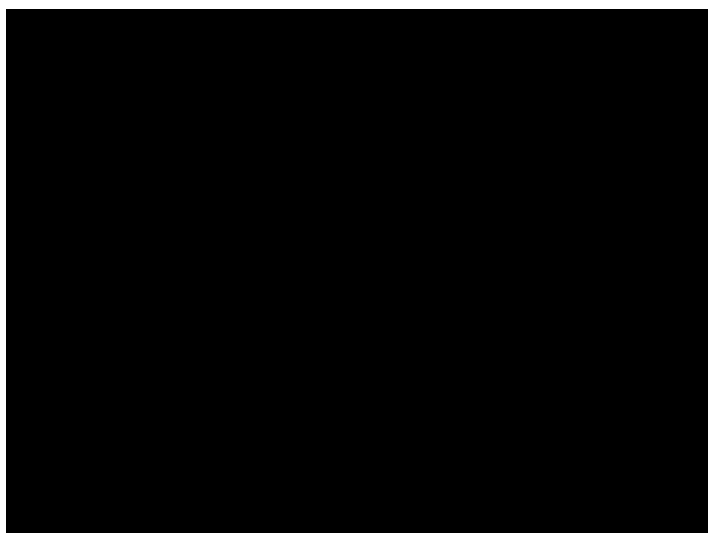
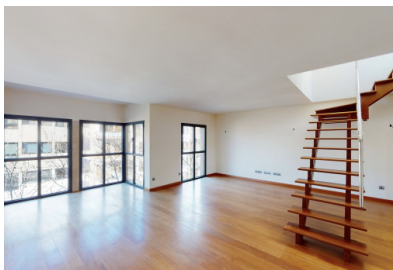


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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