

Palma City  
Объект № 117519



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Duplex-penthouse with a large roof terrace, private pool and sea views in Palma

жилая площадь: 550 m<sup>2</sup>

спальни: 5

санузел: 3

балкон или ✓

терраса: ✓

вид на море:

бассейн: ✓

Энергетическая e

сертификация:

цена: € 1.850.000,-



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### Описание объекта:

This unique penthouse is situated on the edge of Palma's old town on the 'Avenidas', very close to all amenities and attractions. The cathedral and the harbour are only 10 minutes away, and the popular Santa Catalina district can be reached within 7 minutes.

Its living space of 260,53 sqm is spread over 2 levels and it can be conveniently reached via a lift. Upon entering a short corridor leads to the living room with fireplace, a separate dining area, the kitchen with gas and electric grill, a utility room, a guest WC, and an office which could also be used as a bedroom. Most of the rooms have access to a terrace with over 120 sqm.

A small stairway leads to the lower level with 3 double bedrooms, each with its own terrace, a further guest-bedroom and 3 bathrooms, 2 of which are en suite.

An absolute highlight is the private roof terrace with outside kitchen, WC, an integrated sound-system, and even its own pool. From here views over the rooftops of Palma can be enjoyed as far as the cathedral and the sea.

The apartment is completely up-to-date and has underfloor heating, double-glazed windows, electric blinds, smart-home and integrated Bose loudspeakers in all rooms.

This exceptional offer is completed by 2 underground parking spaces and a 38 sqm storage room.

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### Месторасположения и окрестности:

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 Marítimo, 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.

PORTA MALLORQUINA • THERESIENST.: 81, D-80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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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	123.00	29.00
F		
G menos eficiente		

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