



**KENSINGTON**<sup>®</sup>

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## Authentic Old Town apartment with community terrace in quiet location, Palma de Mallorca



## general:

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<b>object number external:</b>	KPP07628	<b>Date:</b>	22.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1930
<b>place:</b>	07001 Palma de Mallorca	<b>living space:</b>	100,00 m <sup>2</sup>
<b>Floor space:</b>	100,00 m <sup>2</sup>	<b>Total space:</b>	103,00 m <sup>2</sup>
<b>floor:</b>	2	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	well maintained

## prices:

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<b>purchase price:</b>	495.000,00 €	<b>house money:</b>	65,00 €
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## energy certificate:

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<b>expiry date:</b>	2034-10-10	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	electric
<b>primary energy sources:</b>	ELEKTRO		

## contact person:

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## Infrastructure:

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## Description:

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This property is situated in the Old Town of Palma de Mallorca, close to landmarks such as Plaza Cuadrado & Plaza San Francisco, on a quiet street. The apartment offers authentic features such as high ceilings with exposed wooden beams. and "hidráulica" tiles, combined with a modernising reform completed in 2019.

The distribution of the approx. 100m<sup>2</sup> living area is the following: living and dining area with separate kitchen, 2 bedrooms and 2 bathrooms (1 en-suite). Furthermore, there is a private storage room of approx 3m<sup>2</sup> on the community roof terrace, which offers beautiful views to the surrounding churches.

Other features and facilities of this property include: tiled floor, ISO-window, air condition hot/cold.

The possibility to purchase a parking space 50m from the apartment completes this offer.

Please contact us for further information or to arrange a viewing. The information of this exposé was provided by the property owner, this is why we cannot take the responsibility for the correctness of this data. Kensington REF: KPP07628

## Location:

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The old town of Palma, also known as the "Casco Antiguo", is the heart of the capital of Mallorca and a fascinating labyrinth of narrow streets, squares and historic buildings. Amidst this ancient backdrop rises the imposing cathedral of Palma, "La Seu", with its striking Gothic architecture that dominates the skyline. In addition to the cathedral, the old town also includes impressive remains of old city walls and city gates that once protected the city, as well as the majestic royal palace, "Palau de l'Almudaina".

The atmosphere of the city is vibrant and lively, characterized by a rich cultural diversity and a lively hustle and bustle. There is an abundance of stores, from traditional craft businesses to modern boutiques, as well as a variety of restaurants, bars and cafés that fill the streets and squares with life. The old town is also a cultural center with numerous museums, galleries and historical sites that offer insights into Mallorca's rich history and culture.

## images

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