



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## For investors: Townhouse in Santa Catalina, Palma de Mallorca



## general:

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<b>object number external:</b>	KPP07624	<b>Date:</b>	24.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1950
<b>place:</b>	07013 Palma de Mallorca	<b>available from:</b>	Immediately
<b>living space:</b>	180,00 m <sup>2</sup>	<b>Floor space:</b>	196,00 m <sup>2</sup>
<b>Total size of site:</b>	99,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>Condition:</b>	part / full renovation required		

## prices:

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**purchase price:** 850.000,00 €

## energy certificate:

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## contact person:

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<b>name:</b>	Kensington Palma	<b>street:</b>	
<b>place:</b>		<b>phone:</b>	+34 971674306
<b>fax number:</b>	0034971673040	<b>Email:</b>	palma@kensington-international.com

## Infrastructure:

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## Description:

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For investors: TOWNHOUSE for renovation and extension in a TOP LOCATION IN THE HEART OF SANTA CATALINA, Palma de Mallorca. It is a quiet location with little car traffic and no nightlife noise. On the opposite side of the street there are lovely historic buildings.

The COMPLETE BUILDING is for sale. It is a traditional, beautiful village house with two flats on two floors (ground floor & upper floor) and an area of approx. 180m<sup>2</sup>. There is a small rooftop terrace (approx. 10m<sup>2</sup>). The property requires refurbishment.

ONE MAY ADD ONE FLOOR. There is a submission-ready project for the renovation, extension and conversion into a single-family house. This project has been coordinated with town hall and will be sold against surcharge. On request, the seller can apply for the BUILDING PERMIT.

Planned layout of the converted house (then approx. 199m<sup>2</sup> + 60m<sup>2</sup> terraces): on the ground floor, entrance area, polyvalent space (e.g. gym), 1 bathroom, laundry room, GARAGE for 1 car; on the 1st floor, 3 twin bedrooms (master with dressing room), 2 bathrooms (1 en suite); on the 2nd floor, living/dining area with open-plan kitchen and access to 2 terraces (17m<sup>2</sup> in total), guest WC; on the roof, a sunny ROOFTOP TERRACE (38m<sup>2</sup>) with good privacy.

Please ask us for further information or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07624

## Location:

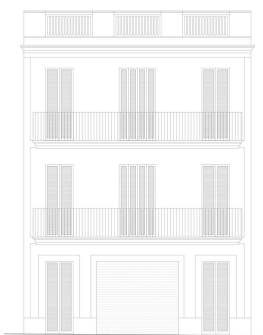
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Santa Catalina is a lively district in the western part of Palma de Mallorca, just a few minutes' walk from the city center. It is characterized by traditional houses, modern apartments and narrow, picturesque streets. Known for its vibrant nightlife and diverse gastronomic scene, the neighborhood offers numerous bars, cafés and restaurants. The central Mercat de Santa Catalina is a popular meeting place for fresh regional produce. With many boutiques, galleries and design stores, there is a creative flair. The proximity to the harbor and the Paseo Marítimo promenade invites you to stroll along the waterfront. Good transport links make it easy to reach the entire city area.

## images

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Façade project (3 floors)



FACHADA PROYECTO

1st floor living area



View rooftop terrace



1st floor living area



1st floor kitchen



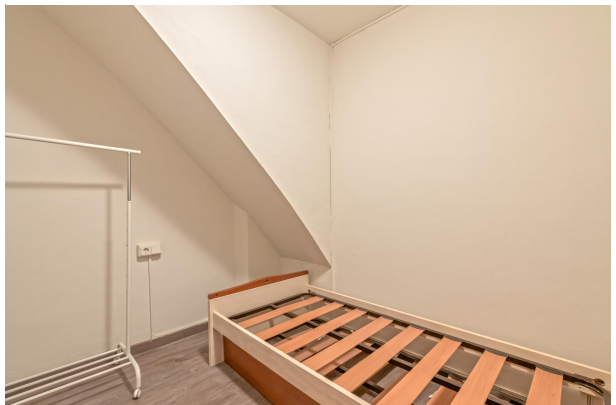
1st floor bedroom I



1st floor bathroom



1st floor bedroom II



1st floor living area



Ground floor



Ground floor living room



Ground floor kitchen



Ground floor bedroom loom



Ground floor bathroom

