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## Charming and particularly solid palace, Old Town Palma de Mallorca



## general:

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<b>object number external:</b>	KPP07641	<b>as from:</b>	08.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1886
<b>place:</b>	07001 Palma de Mallorca	<b>available from:</b>	Immediately
<b>living space:</b>	632,00 m <sup>2</sup>	<b>Floor space:</b>	774,00 m <sup>2</sup>
<b>Total size of site:</b>	238,00 m <sup>2</sup>	<b>Number of Rooms:</b>	11,0
<b>Number of bedrooms:</b>	6,0	<b>Number of bathrooms:</b>	5,0
<b>Number of sep. bathrooms:</b>	3,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	part / full renovation required		

## prices:

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**purchase price:** 4.950.000,00 €

## energy certificate:

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**beaconing:** gas

## contact person:

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<b>name:</b>	Kensington Palma	<b>street:</b>	
<b>place:</b>		<b>phone:</b>	+34 971674306
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## Infrastructure:

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## Description:

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This manor house has a very quiet location on the border of the Calatrava district in the old town of Palma de Mallorca. The entire building is for sale. It probably dates from the 16th century and has a particularly beautiful courtyard. The structure is very solid, as it was completely refurbished 30 years ago, i.e. rebuilt down to the outer walls. A lift, central heating, double glazing and well-insulated floors were installed, but it has still retained its historic charm. There are terraces (in total 143m<sup>2</sup>) on several levels, including a rooftop terrace with views on the cathedral. 1-2 cars can be parked in the courtyard and a further parking space is available against surcharge.

Layout of the house (without terraces approx. 632m<sup>2</sup>, of which 423m<sup>2</sup> is the main dwelling): on the 1st floor, entrance hall, living room, dining room, guest WC, library, family room, kitchen, pantry, laundry; on the 2nd & 3rd floors, play room, 5 bedrooms (master suite with lounge & dressing room), 4 bathrooms (3 en suite); on the ground floor, staff flat with bathroom, spacious multipurpose room, storerooms; in the basement, large vaulted bodega (apt for a gym).

Features: lift, parquet, fireplace, fitted wardrobes, showers & bathtub, double glazing, central heating, AC hot/cold.

Please ask us for further information (we have floor plans) or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07641

## 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. In the midst of 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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Façade



Living room



Rooftop terrace



View rooftop terrace



Family room



Dining room



Kitchen



Master bedroom



Salón master suite



Bodega



Patio



Patio (1st floor)



Patio (1st floor)



Terrace master suite



Family room



Library



Guest toilet



Kitchen



Kitchen



Salón master suite



Master bathroom



Guest bedroom



Guest bathroom



Playroom



Bathroom IV



Children's room I



Children's room II



Bathroom III

