



**KENSINGTON**<sup>®</sup>  
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## Cosy, quiet flat with garage in the Old Town of Palma de Mallorca



## general:

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<b>object number external:</b>	KPP07493	<b>Date:</b>	04.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1900
<b>place:</b>	07001 Palma de Mallorca	<b>living space:</b>	212,00 m <sup>2</sup>
<b>Floor space:</b>	216,00 m <sup>2</sup>	<b>Number of Rooms:</b>	7,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	groomed

## prices:

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<b>purchase price:</b>	925.000,00 €	<b>house money:</b>	65,00 €
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## energy certificate:

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<b>expiry date:</b>	2033-09-26	<b>age group:</b>	2014
<b>value class:</b>	D	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS		

## contact person:

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## Infrastructure:

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## Description:

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This APARTMENT WITH GARAGE is located a few steps from the Calatrava district in the OLD TOWN of Palma de Mallorca.

It is a SPACIOUS flat with ample rooms and windows on two sides. It has beautiful historical elements and is IN GOOD CONDITION. The flat is very QUIET, COMFORTABLE AND COSY. The building, also in good condition, has a sunny COMMUNITY TERRACE with views over the old town.

Layout of the duplex flat (approx. 212m<sup>2</sup>, including 20m<sup>2</sup> of garage): upstairs, entrance, living/dining area, eat-in kitchen, 2 twin bedrooms with a playroom in between, 1 bathroom; downstairs, study, office (or further twin bedroom), master suite with dressing room, 1 bathroom, utility room, LARGE GARAGE for 1 car. In the staircase 1 storeroom (4m<sup>2</sup>).

Features: exposed beams, wooden & tiled floors, fireplace, fitted wardrobes, double glazing, CENTRAL HEATING, air conditioning hot/cold, alarm system.

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: KPP07493

## 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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Living/dining



Communal rooftop terrace



Living/dining



Office (or bedroom 4)



Master bedroom



Master bathroom



Garage



Study



Living/dining



Living/dining



Playroom



Bedroom 2



Bedroom 3



Bathroom 1



Walk-in closet master suite

