



KENSINGTON[®]

Finest Properties International

Exclusive penthouse apartment with large roof terrace in Nou Llevant, Palma de Mallorca



general:

object number external:	KPP07612	as from:	12.11.2024
usage:	habitation	marketing method:	purchase
property:	flat	construction year:	2021
place:	07006 Palma	living space:	100,00 m ²
Floor space:	143,00 m ²	floor:	3
Number of Rooms:	5,0	Number of bedrooms:	3,0
Number of bathrooms:	2,0	number of parking spaces:	1,0

prices:

purchase price:	795.000,00 €	house money:	160,00 €
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energy certificate:

beaconing:	air heat pump
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contact person:

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

Infrastructure:

Description:

This exclusive penthouse is located in a modern residential complex built in 2021 in the up-and-coming Nou Llevant district in the southeast of Palma, Mallorca. The location offers excellent access to the best infrastructure in the area. The famous Portixol promenade, the port and the beach are just a few minutes' walk away. The airport can be reached in just 10 minutes by car.

The living space of approx. 79 m² is distributed over a spacious living and dining area with open kitchen, two bedrooms and a master bedroom with dressing room and an en-suite bathroom with shower, as well as a further bathroom with

bathub. A separate utility room completes the apartment. In addition, the apartment has a spacious balcony of approx. 13 m² and a private roof terrace of approx. 30 m².

The apartment was built to the highest standard with first-class materials and has an energy efficiency rating of A. The complex includes a communal pool, well-kept gardens, a fitness room and a security service. A parking space and an additional storage room in the underground garage complete the offer.

Further features: High-quality fitted kitchen, underfloor heating, double glazing, aérothermal air conditioning, integrated exhaust air system incl. heat recovery, smart home system, video door intercom, fiber optic internet, AC4 laminate floors and fitted wardrobes.

For further information or a viewing, please do not hesitate to contact us. All information without guarantee. Kensington reference: KPP07612.

Location:

The Nou Llevant district is located east of the city center of Palma de Mallorca and is characterized by its up-and-coming, modern atmosphere. It is located in close proximity to the sea and offers a perfect combination of urban lifestyle and Mediterranean flair. The old town of Palma can be reached in just a few minutes. Thanks to the good transport links, Palma's international airport can also be reached in around 10 minutes by car.

The proximity to the port of Portixol and the popular beaches of Ciudad Jardín and Cala Gamba is particularly inviting for walks along the coast and sporting activities. The beach promenade, which connects Palma with the eastern parts of the city, is a popular meeting point for joggers, cyclists and walkers.

In recent years, Nou Llevant has developed into one of the fastest growing and most attractive residential areas in Palma. New construction projects and a growing infrastructure make the district particularly interesting for investors, families and all those who want to enjoy urban life in close proximity to the sea.

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