



**KENSINGTON**<sup>®</sup>  
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## Newly reformed nest in La Lontja roof tops, Palma Old Town



## general:

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<b>object number external:</b>	KPP07647	<b>as from:</b>	15.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1920
<b>place:</b>	07012 Palma de Mallorca	<b>living space:</b>	42,00 m <sup>2</sup>
<b>Floor space:</b>	42,00 m <sup>2</sup>	<b>Total space:</b>	42,00 m <sup>2</sup>
<b>floor:</b>	4	<b>Number of Rooms:</b>	2,0
<b>Number of bedrooms:</b>	1,0	<b>Number of bathrooms:</b>	1,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>purchase price:</b>	399.000,00 €	<b>house money:</b>	50,00 €
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## energy certificate:

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<b>expiry date:</b>	2033-02-24	<b>age group:</b>	2014
<b>value class:</b>	G	<b>beaconing:</b>	electric
<b>primary energy sources:</b>	ELEKTRO		

## 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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Newly reformed nest in La Lontja roof tops, Palma Old Town.

This penthouse has recently undergone a complete renovation. All the greatness that the Old Town has to offer is at your feet. This property is ideal for city weekend visits.

The distribution of the approx. 83m<sup>2</sup> living area is the following: living and dining area with open kitchen, 1 bedroom and 1 bathroom. The living area opens up to a shared community terrace of approx 15m<sup>2</sup>, with south orientation and views towards the cathedral. Furthermore, there's an additional shared terrace (approx 10m<sup>2</sup>) located above.

Other features and facilities of this property include: tiled floor, exposed wooden beams, double glazing windows, air condition hot/cold and wardrobes.

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: KPP07647

## Location:

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The old town of Palma, also known as "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 stands the imposing Palma Cathedral, "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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