



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Renovation project of Luxury Town house with Pool, Garage, and rooftop terrace in Calatrava, Palma old Town.



## general:

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<b>object number external:</b>	KPP07690	<b>as from:</b>	27.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1880
<b>place:</b>	07001 Palma de Mallorca	<b>living space:</b>	395,00 m <sup>2</sup>
<b>Floor space:</b>	405,00 m <sup>2</sup>	<b>Total size of site:</b>	132,00 m <sup>2</sup>
<b>Total space:</b>	405,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	5,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	3.350.000,00 €
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## energy certificate:

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<b>beaconing:</b>	electric, solar
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## contact person:

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## Infrastructure:

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## Description:

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This renovation project for a luxury townhouse is located in the heart of old town of Palma de Mallorca, Calatrava area. It is a bright house with high ceilings & large windows, with an indoor pool with spa, a private garage, a lift and a rooftop terrace. The sunny rooftop terrace offers views over the old town and the Cathedral. The building license is already granted.

Layout of the house (approx. 395m<sup>2</sup>): on the ground floor entrance area, inner patio, guest studio, Garage. 1st floor: 2 bedrooms, bathroom, Gym/Sauna, Spa & pool. 2nd floor: open kitchen & dining area, living room, terrace, office, guest WC. 3rd floor: 2 big bedrooms with bath en-suit. 4th floor: rooftop terrace.

Features: lift, kitchen (Miele, Gaggenau), natural stone floors, underfloor heating, AC hot/cold, KNX smart home control. The layout and bedrooms can be modified based on client's wishes. Holiday rental license.

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 in this description. Kensington reference: KPP07690

## 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

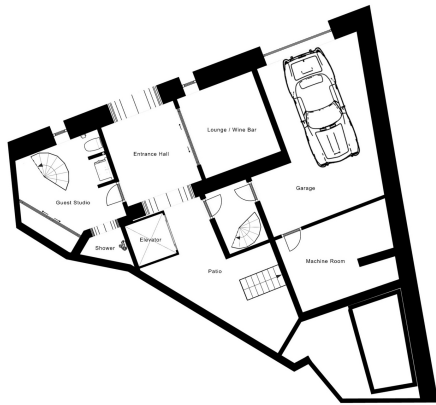
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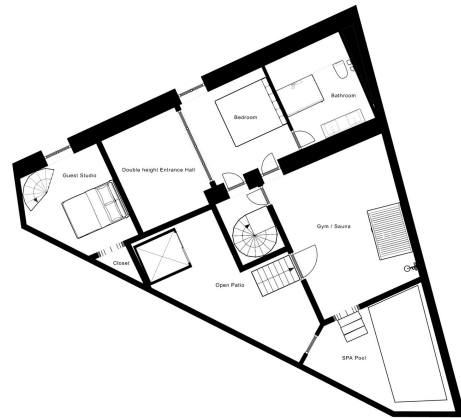




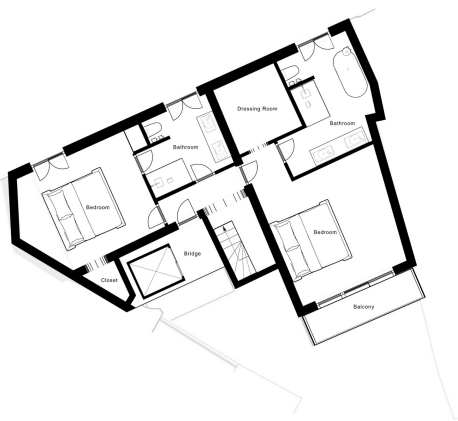
Ground floor



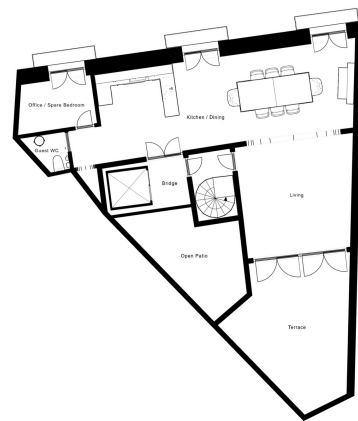
1st floor



3rd floor



2nd floor



rooftop terrace

