



# Top location: Flat with sea view rooftop terrace, Old Town Palma de Mallorca



## general:

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<b>object number external:</b>	KPP07460	<b>as from:</b>	04.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1940
<b>place:</b>	07001 Palma de Mallorca	<b>available from:</b>	Immediately
<b>living space:</b>	161,00 m <sup>2</sup>	<b>Floor space:</b>	197,00 m <sup>2</sup>
<b>floor:</b>	2	<b>Number of Rooms:</b>	8,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	4,0
<b>Condition:</b>	part / full renovation required		

## prices:

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<b>purchase price:</b>	849.000,00 €	<b>house money:</b>	50,00 €
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## energy certificate:

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## contact person:

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<b>name:</b>	Kensington Palma	<b>street:</b>	
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## Infrastructure:

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## Description:

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This FLAT with sea view rooftop terrace has a TOP LOCATION ON A SQUARE in the heart of the OLD TOWN OF PALMA de Mallorca. It is a quiet location with practically no car traffic.

It is part of an emblematic building in good condition. It is a BRIGHT CORNER FLAT WITH 9 WINDOWS on two sides. It has a ceiling height of about 3 m and beautiful historical details ("hidráulico" tiles, woodwork). It is in good condition, but you would probably still refurbish.

Also very attractive what comes with this property: a) a small STAFF OR GUEST APARTMENT with its own entrance,

connected to the main flat via internal stairs; b) a PRIVATE ROOFTOP TERRACE (32m<sup>2</sup>) with southwest orientation, good privacy and BEAUTIFUL VIEWS OF THE SEA and several churches; c) next to the terrace, 2 spaces (16m<sup>2</sup>), one of which with a summer kitchen and 1 bathroom; d) a storeroom (4m<sup>2</sup>).

Layout of the main flat (approx. 117m<sup>2</sup>): entrance area, living room, dining room, kitchen, 3 twin bedrooms, 2 bathrooms (1 en suite). Layout of the studio (28 m<sup>2</sup>): living/sleeping area, kitchen, 1 bathroom.

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: KPP07460

## 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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View terrace



Private terrace



Room next to terrace



Living room



Living room



Living room gallery



Kitchen



Bedroom 1



Bathroom 2



View terrace



Dining



Private terrace



Room next to terrace



Studio apartment



Studio apartment



Entrance area



Living room



Living room gallery



Living room



Office (or bedroom 2)



Dining



Dining



Bedroom 3



Bathroom 1 (en suite)



Bathroom 2

