

## Palma de Mallorca Old Town

search for property MAL-122369



Mediterranean harmony meets modern aesthetics – a historic old town apartment full of character

constructed area: 95 m<sup>2</sup>

bedrooms: 2

bathrooms: 2

balcony/terrace: ✓

sea view: -

swimming pool: -

energy certificate: e

**price: € 695,000.-**



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### Details:

Just a few steps from the historic Sant Francesc Church, a lovingly renovated apartment awaits you, harmoniously combining tradition with modern comfort. Enjoy the unique charm of winding alleys, Mediterranean architecture, and the relaxed atmosphere of one of the city's most enchanting neighborhoods.

This high-quality renovated apartment brings together the best of both worlds: Mediterranean flair with state-of-the-art living comfort. Fine materials, elegant finishes, and atmospheric LED lighting with recessed shadow gaps create a special ambiance. Technically, it impresses with aluminum windows featuring a PVC chamber system for optimal insulation, USB and USB-C sockets, a designer kitchen with a wine cooler and cooker hood system, as well as a climate control and heating system controllable via smartphone – even from abroad. A ventilation system with humidity sensors completes the well-thought-out living concept.

The apartment's intelligent layout is spatially impressive. On 90 sqm of constructed living space, you'll find 2 bedrooms, 2 elegant bathrooms (one en suite), and a spacious living and dining area with an open, harmoniously integrated kitchen. Overall, a welcoming living concept full of light – designed for stylish living in the heart of the old town.

The approximately 5 sqm covered terrace with an east-facing orientation is a little gem – perfect for your first coffee in the morning, a quiet breakfast, or a relaxed start to the day. Sheltered and charmingly located, it offers just the right place to enjoy fresh air and sunshine in a private atmosphere.

This special living offer is rounded off by an elevator in the building and a communal rooftop terrace with a stunning view of the sea.

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### Location & surrounding area:

Palma's old town is ideal for those wishing to live in the midst of city life, with its small, sleepy squares, narrow alleys, wonderfully picturesque buildings, lively shopping streets and restaurants and cafes.

In this part of the town something is always happening, and here the most places of interest can be found including the famous cathedral La Seu, built between the 14th and 19th centuries, the Arab baths, the Almudaina palace or the well-known nightlife-quarter La Lonja. The history of the capital of Mallorca can truly be felt here.

Take a stroll down the narrow alleys of the old town of Palma and drink a coffee or a glass of wine on one of the little squares. Let yourself be enchanted by the charm of 'the pearl of the Mediterranean', and you will surely never forget Palma.

Nearby is the 'Plaza Espana' from where there are connections to the very well-organised traffic system, no matter whether you are travelling by bus, train or taxi.



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Open view from the kitchen to the beautiful Marès stone wall



Spacious and bright living/dining area



One of the two bedrooms with large windows



Built-in wardrobes and a work corner in one of the bedrooms



Master bedroom with private dressing area



En-suite bathroom



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Stylish master bathroom



Second guest bathroom



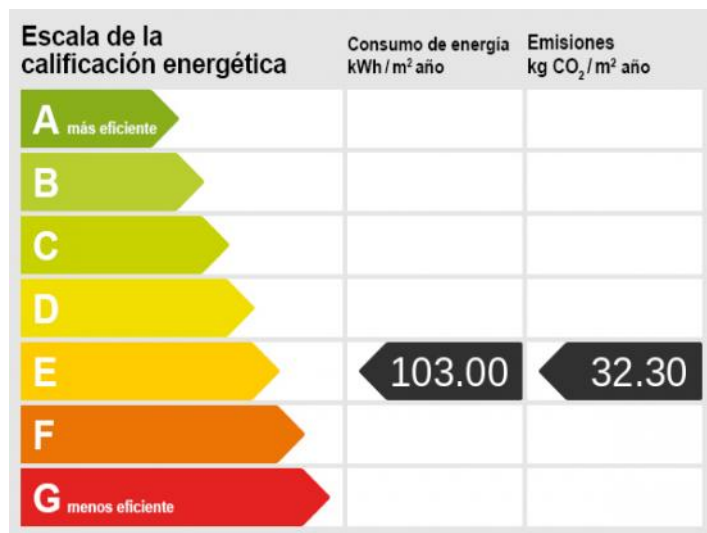
Shared terrace with incredible panoramic views



View over the cathedral and the sea



View over the rooftops of Palma's old town



Energieskala