

Palma

# Centrally located apartment with balcony in Palma

Número de propiedad: ES24379023



PRECIO DE COMPRA: 440.000 EUR • SUPERFICIE HABITABLE: ca. 90 m<sup>2</sup> • HABITACIONES: 3

Número de propiedad: ES24379023 - 07005 Palma

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Número de propiedad: ES24379023 - 07005 Palma

## De un vistazo

Número de propiedad	ES24379023	Precio de compra	440.000 EUR
Superficie habitable	ca. 90 m <sup>2</sup>	Piso	Piso
Ocupación a partir de	Previo acuerdo	Estado de la propiedad	a estrenar
Piso	3	Método de construcción	Sólido
Habitaciones	3	Espacio utilizable	ca. 0 m <sup>2</sup>
Dormitorios	2	Características	Cocina empotrada
Baños	2		
Año de construcción	2025		

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## Datos energéticos

Fuente de energía	Bomba de calor aire-agua
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## La propiedad



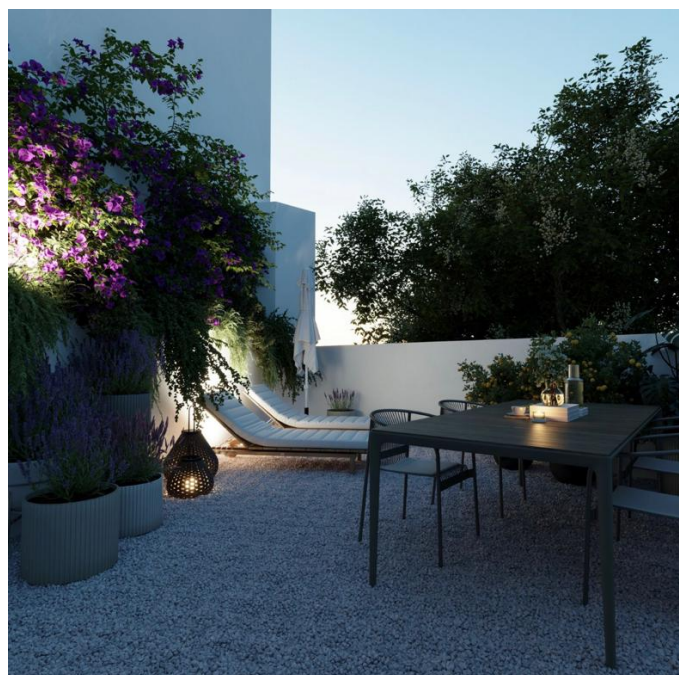
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## La propiedad



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## Planos de planta



Este plano no está a escala. Los documentos nos fueron entregados por el cliente. Por esta razón, no podemos garantizar la exactitud de la información.

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## Una primera impresión

This newly built apartment in Palma is located in a 6-storey building and has a living space of approx. 90 square meters. The apartment offers a total of three rooms. The focal point of the apartment is the living/dining room with an open fitted kitchen, which is equipped with an induction hob, oven and extractor hood. The living room offers maximum brightness thanks to the large sliding windows. The balcony measures 3.65 square meters. There are also two bedrooms and two bathrooms, one of which has an en suite bathroom. The exterior walls of this apartment are soundproofed and thermally insulated. A satellite antenna is also installed. On the roof there is a communal terrace measuring 21 square meters. There is the option of acquiring a cellar room. This property will be ready for occupancy in the first quarter of 2025.

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## Detalles de los servicios

- Double-glazed windows
- Air/water heat pump
- Solar
- Pre-installation of ducted air conditioning
- Fitted kitchen with induction hob and oven and extractor hood
- Exterior walls with thermal and acoustic insulation
- Kitchen sink with stainless steel and mixer tap
- Bathroom sink with mixer tap
- Video door intercom with color monitor
- Satellite antenna
- Balcony
- Communal roof terrace
- Municipal water supply
- Municipal power supply

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## Todo sobre la ubicación

Palma, the capital of the island, is also the largest city in Mallorca. It offers a large number of sights and is worth a visit at any time of year. To the east is the port of Portixol, which is not far from the Nou Llevant development area. This is also where the city beach "Platja de Can Pere Antoni" begins, a long sandy beach with a view of the cathedral. This imposing Gothic building with its large rose window and wrought-iron canopy by Gaudí is the city's landmark and tourist magnet. From here, you can walk into the winding old town with its numerous cafés and restaurants. The harbor promenade "Paseo Marítimo", on the other hand, invites you to take a stroll. It is lined with restaurants, boutiques and hotels. To the west of the city is the chic, renovated harbor district of Porto Pi. Here you will find an abundance of waterfront bars and fish restaurants along the promenade, the Palma Casino and the well-known Centro Porto Pi shopping center.

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## Otros datos

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. The taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Contacto con el socio

Para más información, diríjase a su persona de contacto:

Philip Bornewasser

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