

Palma

Centrally located apartment with balcony in Palma

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???? ??????: 440.000 EUR • ??????????: ca. 90 m² • ??????????: 3

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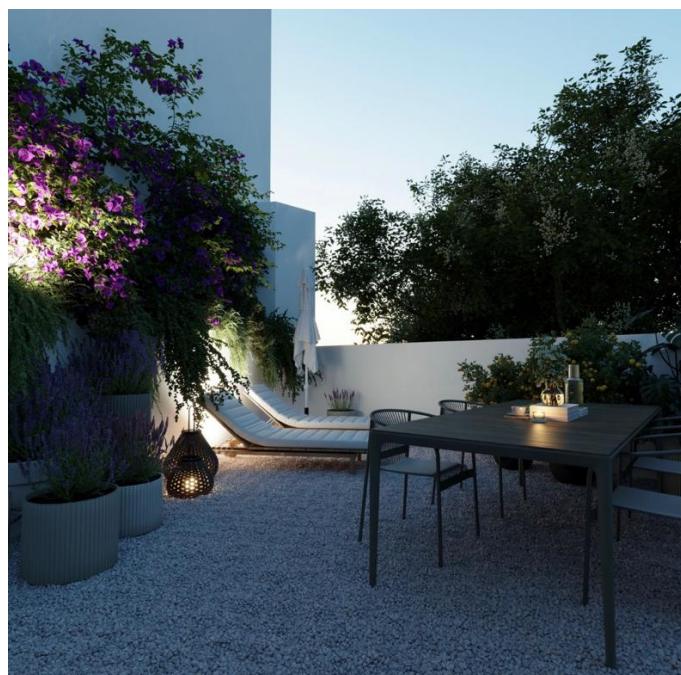
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SUPERFICIES		
ESTANCIA	S. ÚTIL	S. CONSTRUIDA
1A	S. COMEDOR-COCINA	28.30 m ²
2A	VESTIBULO	3.25 m ²
3A	BALDÍ 1	4.00 m ²
4A	DORMITORIO 1	10.40 m ²
5A	BALDÍ 2	6.10 m ²
6A	DORMITORIO 2	10.40 m ²
7A	COLADURA	3.00 m ²
8A	RECIPIENTE	6.00 m ²
9A	BALCON	3.65 m ²
TOTAL SUPERFICIE		112.50 m ² 86.55 m ²
TOTAL S. CONSTR. CON C. COM.		112.56 m ²

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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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- 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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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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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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To Disclaimer of von Poll Immobilien GmbH

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