Palma

# Exclusive first floor apartment over 2 floors - living at the highest level in Palma

*Property ID: ES253745552_41*



PURCHASE PRICE: 4.820.000 EUR • LIVING SPACE: ca. 164.78 $m^2$ • ROOMS: 4

Property ID: ES253745552_41 - 07014 Palma


- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES253745552_41 - 07014 Palma

# At a glance

| | |
|---|---|
| Property ID | ES253745552_41 |
| Living Space | ca. 164.78 m² |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Type of parking | 2 x Underground car park |

| | |
|---|---|
| Purchase Price | 4.820.000 EUR |
| Type | Ground floor |
| Condition of property | Projected |
| Construction method | Solid |
| Equipment | Terrace, Swimming pool, Sauna, Garden / shared use, Built-in kitchen |

Property ID: ES253745552_41 - 07014 Palma

# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Power Source | Geo Thermal |
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: ES253745552_41 - 07014 Palma

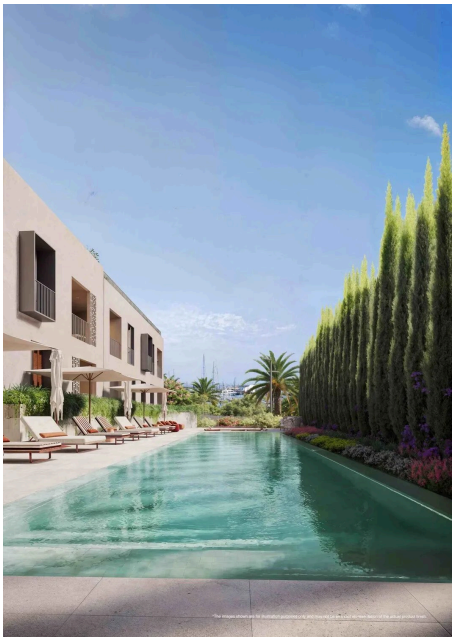
# The property





Property ID: ES253745552_41 - 07014 Palma

# The property

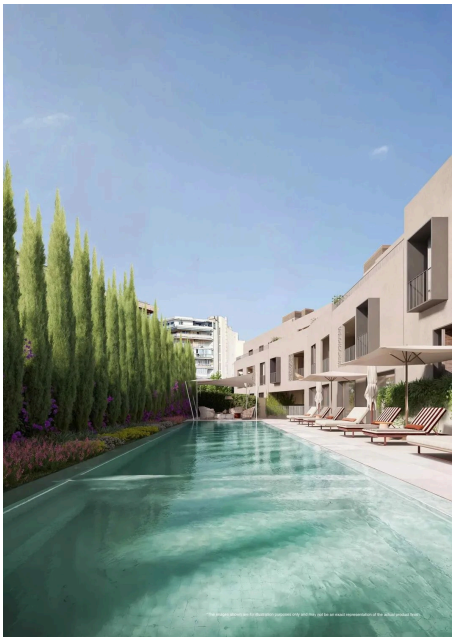




Property ID: ES253745552_41 - 07014 Palma

# The property





Property ID: ES253745552_41 - 07014 Palma

# The property





Property ID: ES253745552_41 - 07014 Palma

# The property

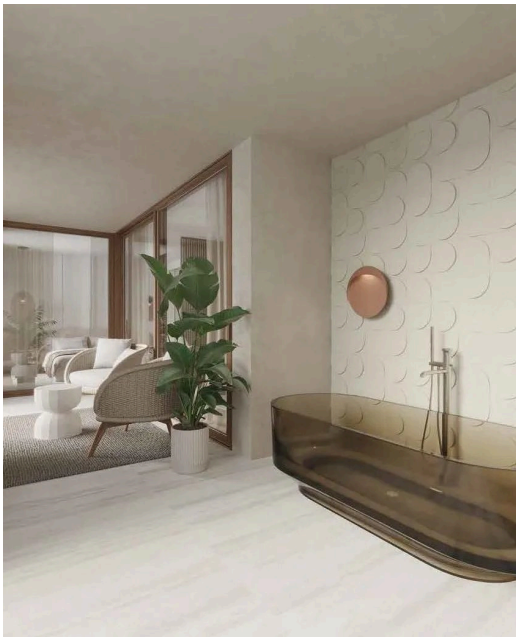




Property ID: ES253745552_41 - 07014 Palma

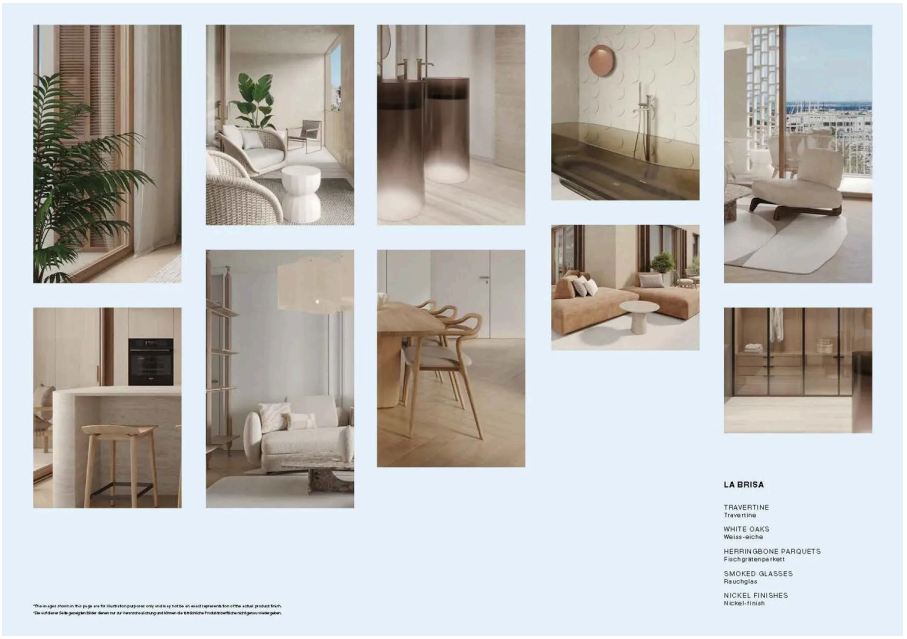
# The property

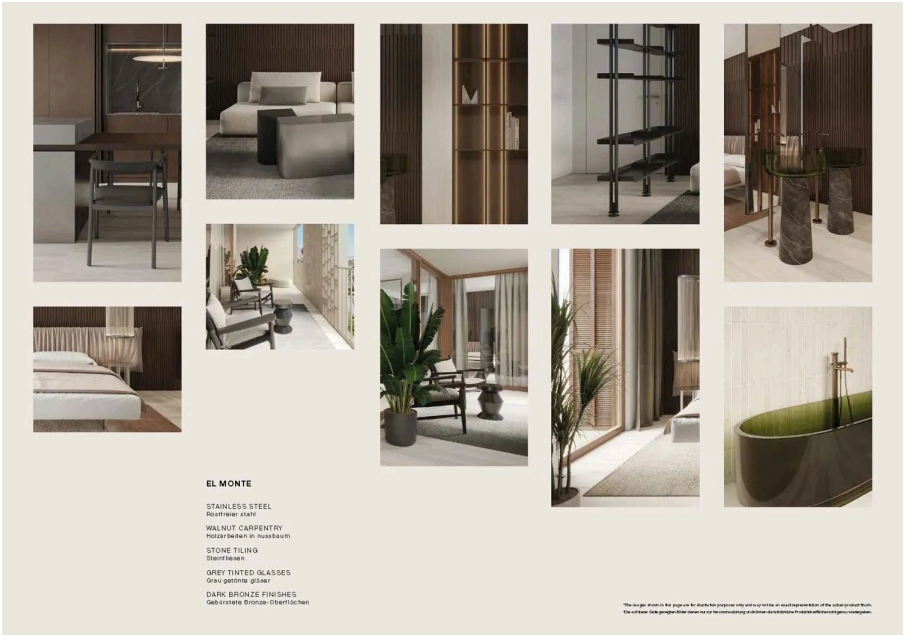




Property ID: ES253745552_41 - 07014 Palma

# The property

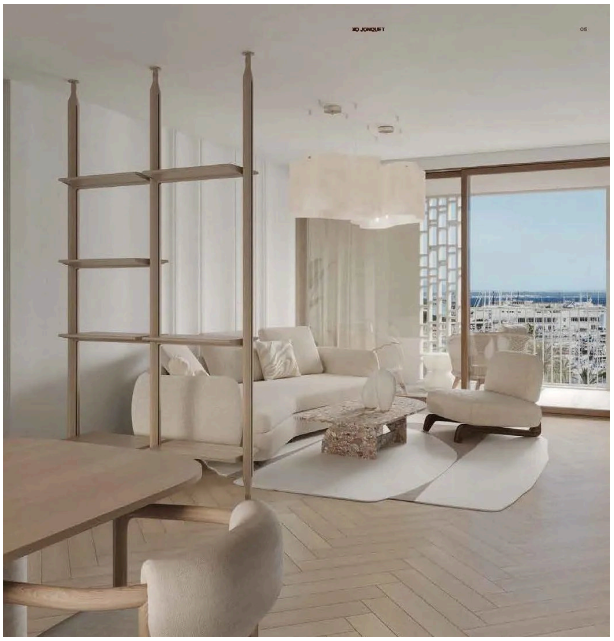


Property ID: ES253745552_41 - 07014 Palma

# The property

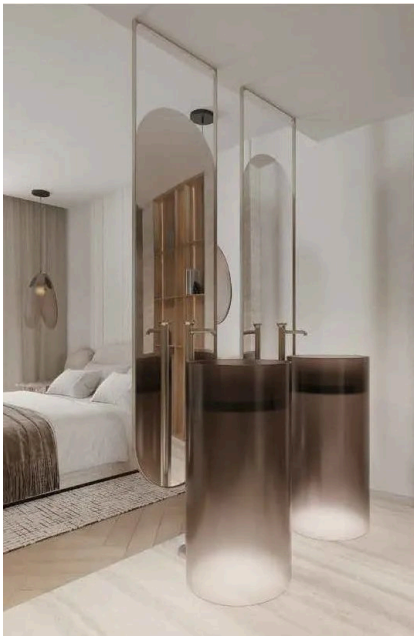




Property ID: ES253745552_41 - 07014 Palma

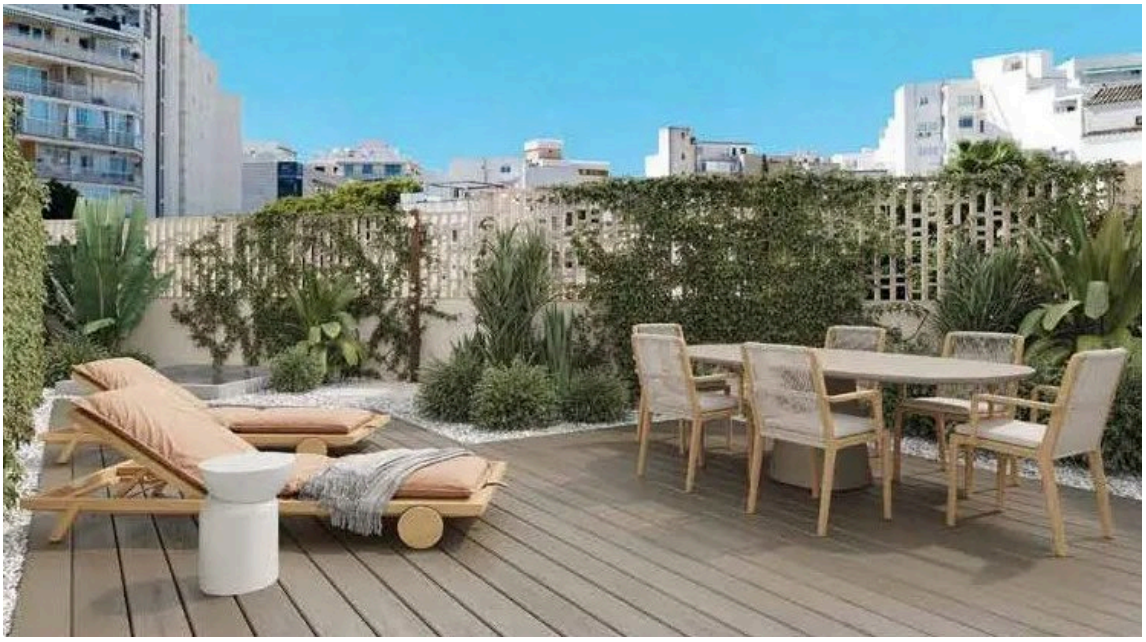
# The property

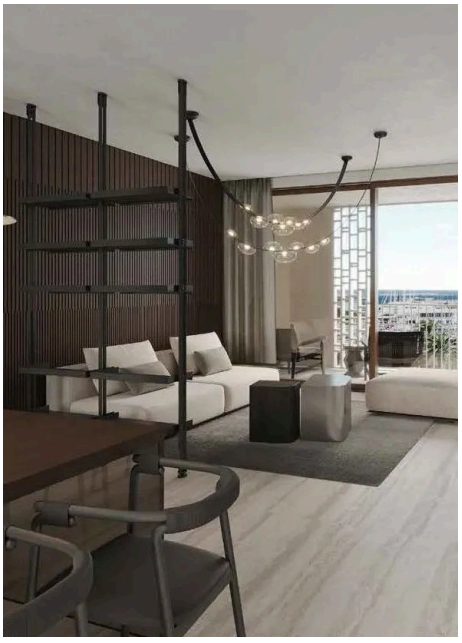




Property ID: ES253745552_41 - 07014 Palma

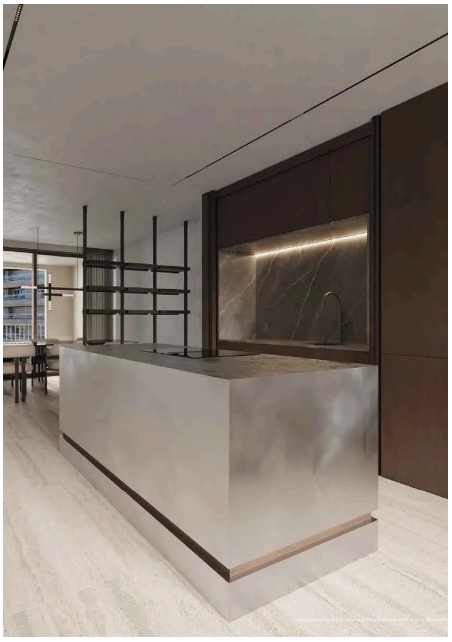
# The property

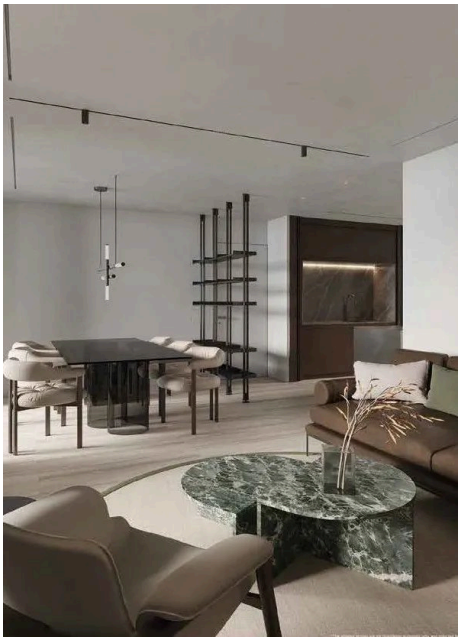




Property ID: ES253745552_41 - 07014 Palma

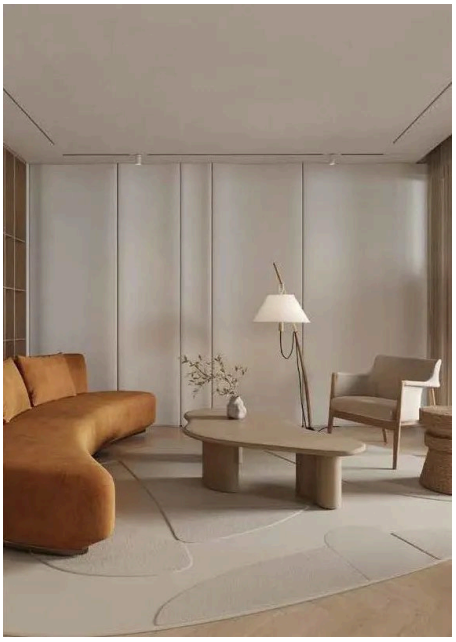
# The property





Property ID: ES253745552_41 - 07014 Palma

# The property

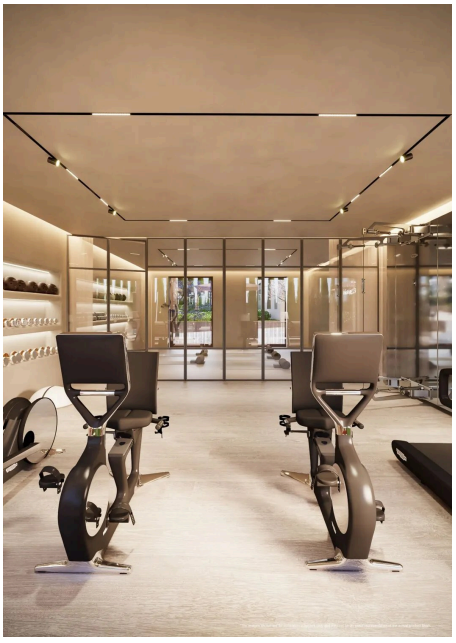




Property ID: ES253745552_41 - 07014 Palma

# The property





Property ID: ES253745552_41 - 07014 Palma

# The property





Property ID: ES253745552_41 - 07014 Palma

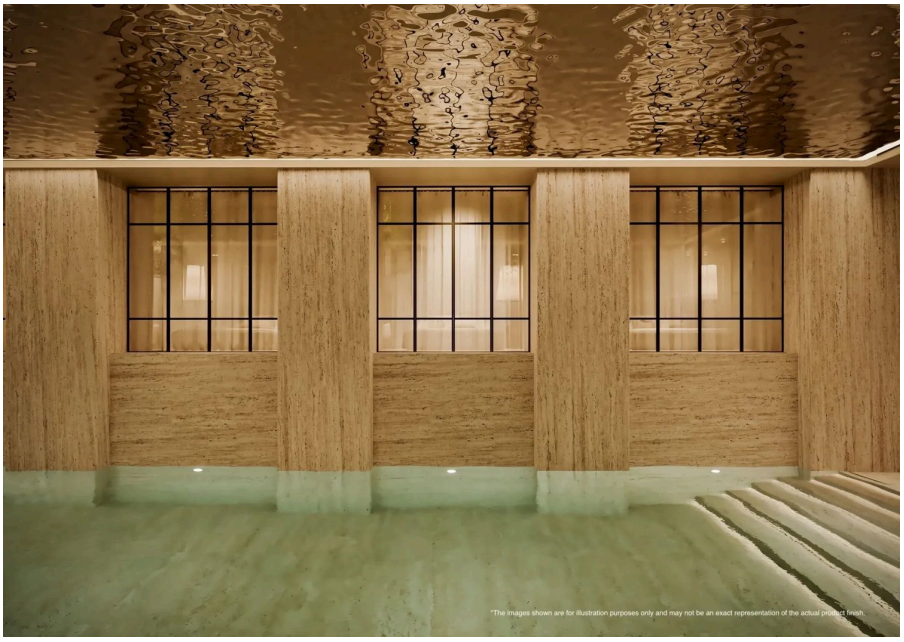
# The property





Property ID: ES253745552_41 - 07014 Palma

# The property






Property ID: ES253745552_41 - 07014 Palma

# The property





Property ID: ES253745552_41 - 07014 Palma

# The property





Property ID: ES253745552_41 - 07014 Palma

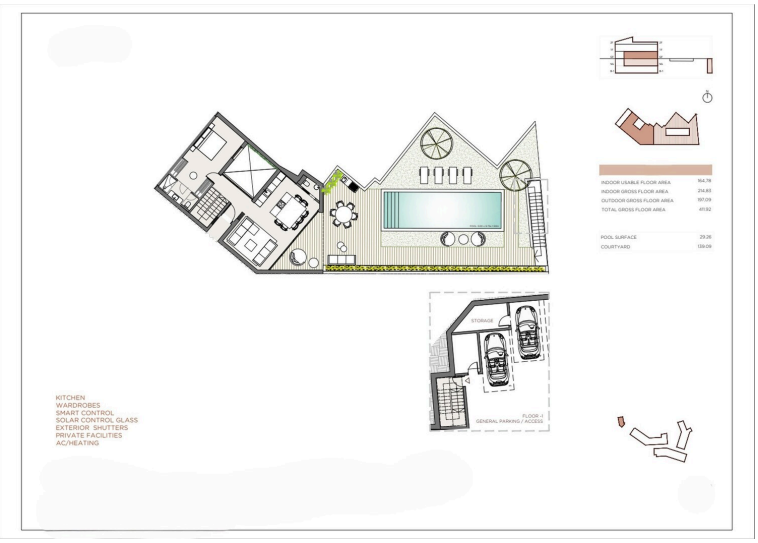
# The property





Property ID: ES253745552_41 - 07014 Palma

# Floor plans





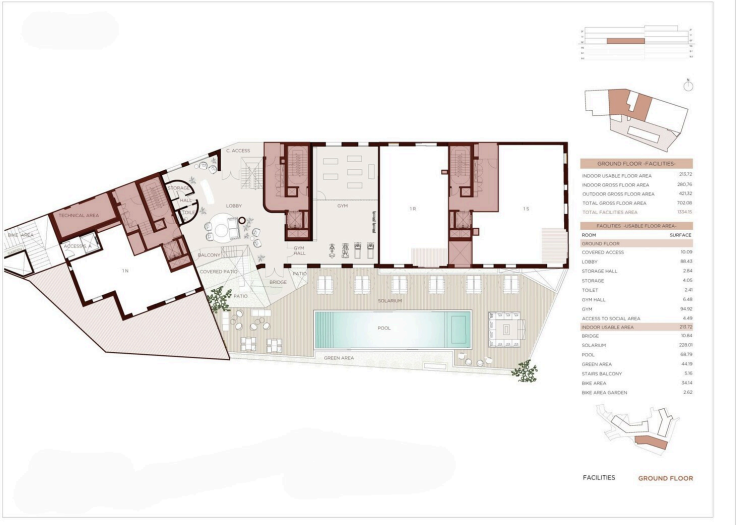




| | |
|---|---|
| INDOOR USABLE FLOOR AREA | 164.78 |
| INDOOR GROSS FLOOR AREA | 214.83 |
| OUTDOOR GROSS FLOOR AREA | 197.09 |
| TOTAL GROSS FLOOR AREA | 411.92 |

-USABLE FLOOR AREA-

| ROOM | SURFACE |
|---|---|
| SEMI GROUND FLOOR | |
| ENTERTAINMENT ROOM | 28.72 |
| BEDROOM 2 | 14.04 |
| BATHROOM 2 | 4.58 |
| CLOSET | 5.54 |
| BEDROOM 3 | 14.34 |
| BATHROOM 3 | 12.09 |
| SEMI GF PATIO | 10.44 |



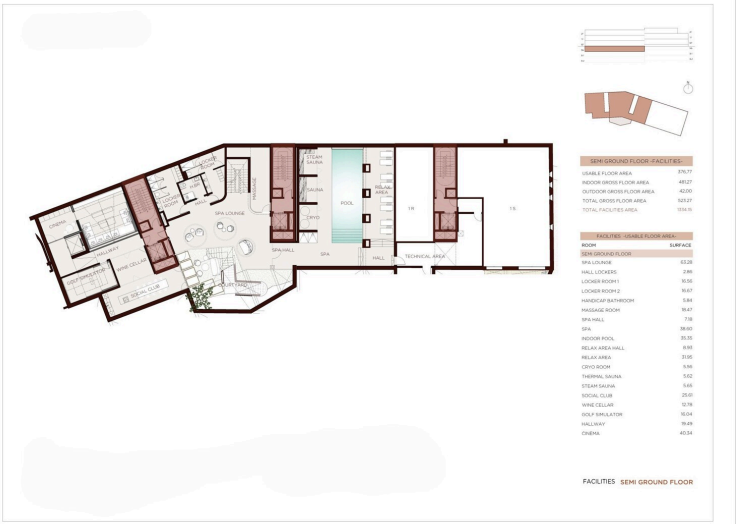

-GROUND FLOOR -FACILITIES-

| | |
|---|---|
| INDOOR USABLE FLOOR AREA | 215.72 |
| INDOOR GROSS FLOOR AREA | 260.76 |
| OUTDOOR GROSS FLOOR AREA | 451.92 |
| TOTAL GROSS FLOOR AREA | 702.08 |
| TOTAL FACILITIES AREA | 1154.15 |

-FACILITIES -USABLE FLOOR AREA-

| ROOM | SURFACE |
|---|---|
| GROUND FLOOR | |
| COVERED ACCESS | 15.09 |
| LOBBY | 88.63 |
| STORAGE HALL | 2.84 |
| STORAGE | 4.05 |
| TOILET | 2.41 |
| GYM HALL | 6.48 |
| GYM | 94.92 |
| ACCESS TO SOCIAL AREA | 4.49 |
| INDOOR USABLE AREA | 215.72 |
| BRIDGE | 10.84 |
| SOLARIUM | 228.01 |
| POOL | 68.79 |
| GREEN AREA | 44.19 |
| STAIRS BALCONY | 5.16 |
| BIKE AREA | 54.14 |
| BIKE AREA GARDEN | 2.62 |

FACILITIES GROUND FLOOR




-SEMI GROUND FLOOR -FACILITIES-

| | |
|---|---|
| USABLE FLOOR AREA | 370.77 |
| INDOOR GROSS FLOOR AREA | 481.27 |
| OUTDOOR GROSS FLOOR AREA | 42.00 |
| TOTAL GROSS FLOOR AREA | 523.27 |
| TOTAL FACILITIES AREA | 1014.34 |

-FACILITIES -USABLE FLOOR AREA-

| ROOM | SURFACE |
|---|---|
| SEMI GROUND FLOOR | |
| SPA LOUNGE | 63.28 |
| HALL LOCKERS | 2.86 |
| LOCKER ROOM 1 | 10.56 |
| LOCKER ROOM 2 | 10.67 |
| HANDICAP BATHROOM | 5.84 |
| MASSAGE ROOM | 19.47 |
| SPA HALL | 7.18 |
| SPA | 38.60 |
| INDOOR POOL | 35.35 |
| RELAX AREA HALL | 8.90 |
| RELAX AREA | 31.95 |
| CRYO ROOM | 5.96 |
| THERMAL SAUNA | 5.62 |
| STEAM SAUNA | 5.65 |
| SOCIAL CLUB | 25.01 |
| WINE CELLAR | 12.76 |
| GOLF SIMULATOR | 16.04 |
| HALLWAY | 19.49 |
| CINEMA | 40.54 |

FACILITIES SEMI GROUND FLOOR




This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: ES253745552_41 - 07014 Palma

# A first impression

In the heart of Palma, in the traditional Es Jonquet district, an outstanding residential complex is being built that combines history, modern design and Mediterranean lifestyle at the highest level.

The project comprises 57 exclusive apartments, ranging from elegant one-bedroom apartments to spacious penthouses with roof terraces and private pools. Many units offer unparalleled views of the sea, the harbor and the Palma skyline.

The architecture combines timeless elegance with state-of-the-art construction quality and sustainable materials. Large glass fronts, light-flooded rooms and spacious floor plans create a unique feeling of living between urban life and Mediterranean tranquillity.

The range of services and leisure facilities sets new standards. An exclusive wellness area with indoor pool, sauna, steam bath and jacuzzi invites you to relax. Fitness rooms, areas for yoga and meditation, an outdoor pool with sun deck and panoramic views as well as a clubhouse with home cinema, wine cellar and golf simulator complete the picture. A concierge service and an end-to-end security concept also ensure maximum comfort.

This residential complex represents a new standard of living in Palma. Elegant, exclusive and nestled in one of the city's most charming neighborhoods.

Property ID: ES253745552_41 - 07014 Palma

# Details of amenities

- Spa & Wellness
- Screening room
- Fitness rooms
- Pool & Solarium
- Home Cinema
- Sports ground
- Car wash & car turntable
- 24 hour reception + high-end concierge
- Golf simulator
- Wine cellar
- clubhouse
- Park facilities
- Geothermal and solar system

Property ID: ES253745552_41 - 07014 Palma

# All about the location

Palma de Mallorca is considered one of the most fascinating cities in the Mediterranean. The island's capital combines historical elegance with cosmopolitan flair and Mediterranean quality of life. Magnificent buildings such as La Seu Cathedral, charming old town streets with boutiques and galleries and the palm-lined harbor promenade characterize the unmistakable cityscape. Here, culture, history and a modern lifestyle combine to create an extraordinary ambience.

Santa Catalina, one of Palma's liveliest and most sought-after districts, is just a few steps away from the city center. Originally a traditional fishing district, it has developed into a hotspot for lifestyle, gastronomy and culture. Colorful townhouses, trendy cafés, exclusive restaurants and small boutiques give the area an unmistakable charm. The Mercat de Santa Catalina market hall in particular, with its diverse culinary offerings, makes the district a meeting place for locals and international visitors alike. Santa Catalina embodies urban life with Mediterranean ease and is one of the most attractive residential areas in the city.

Property ID: ES253745552_41 - 07014 Palma

# Other information

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. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

Property ID: ES253745552_41 - 07014 Palma

# Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

Placa Hostals 11, 07320 Santa Maria del Camí
Tel.: +34 871 - 201 945
E-Mail: santamaria@von-poll.com

*To the Disclaimer of von Poll Immobilien GmbH*

www.von-poll.com