Palma De Mallorca – Palma

# Modern new-build project with premium fittings - penthouse with roof terrace

*Property ID: ES263745836_08*




PURCHASE PRICE: 2.599.000 EUR • LIVING SPACE: ca. 129.16 $m^2$ • ROOMS: 4

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# At a glance

| | |
|---|---|
| Property ID | ES263745836_08 |
| Living Space | ca. 129.16 m² |
| Floor | 5 |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Year of construction | 2025 |
| Type of parking | 2 x Other |

| | |
|---|---|
| Purchase Price | 2.599.000 EUR |
| Type | Penthouse |
| Condition of property | First occupancy |
| Usable Space | ca. 266 m² |
| Equipment | Terrace, Swimming pool, Built-in kitchen |

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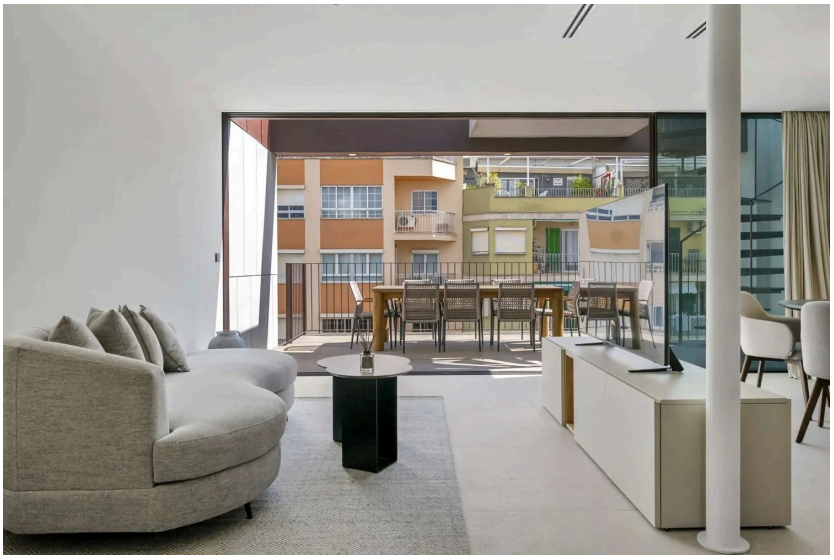
# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Power Source | Air-to-water heat pump |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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# The property





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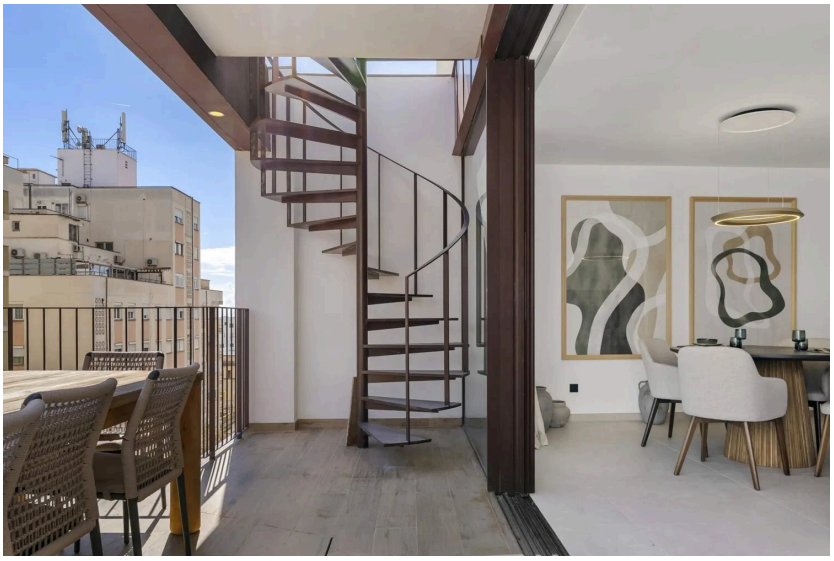
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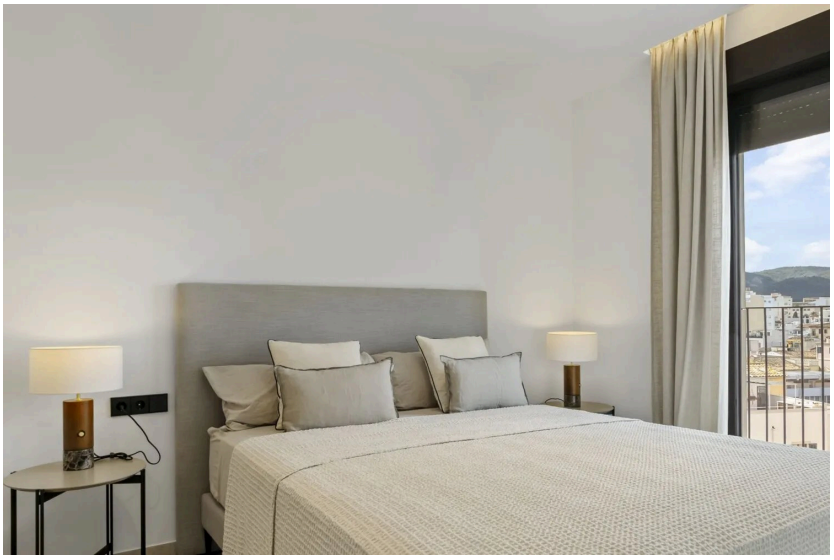




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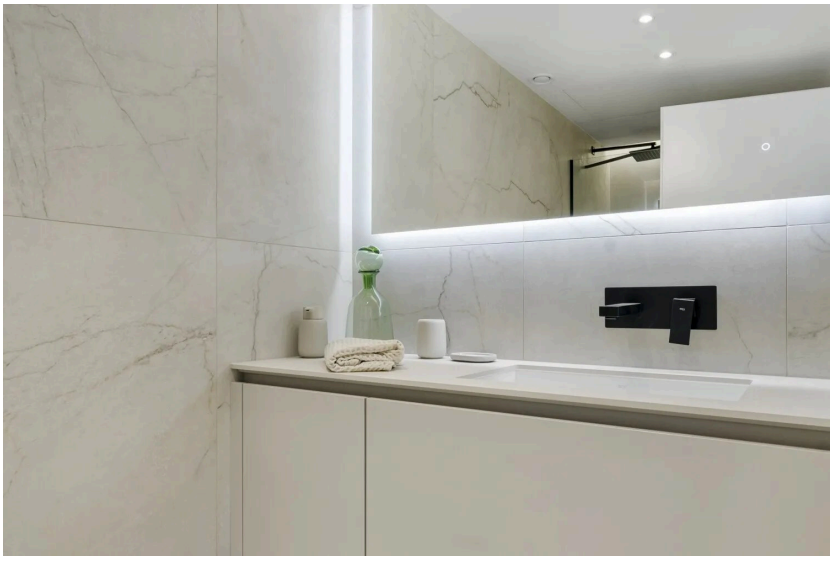
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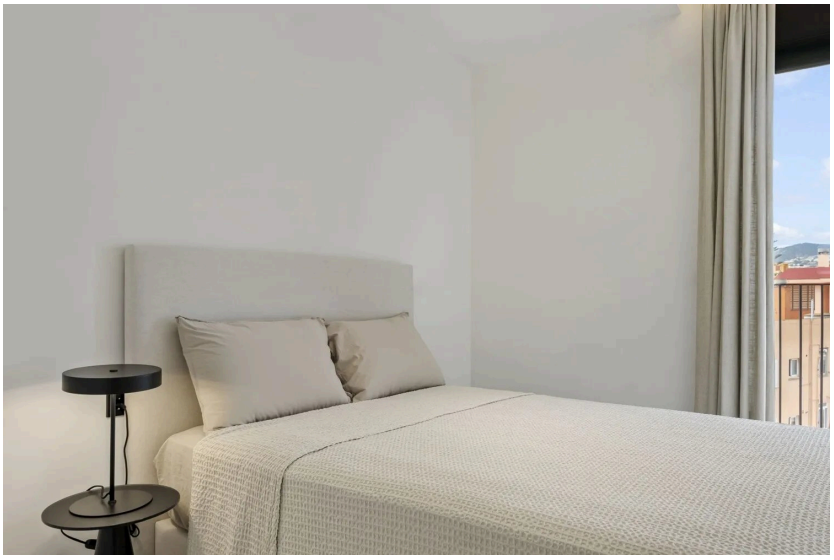




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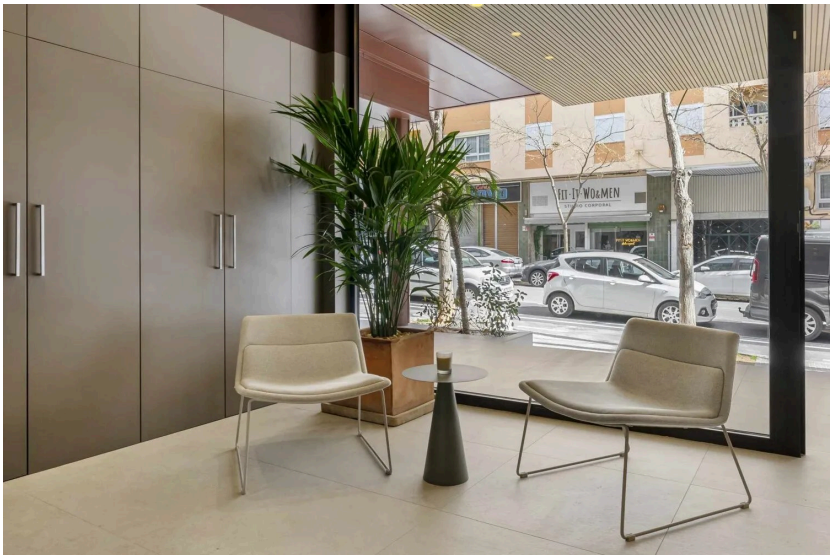




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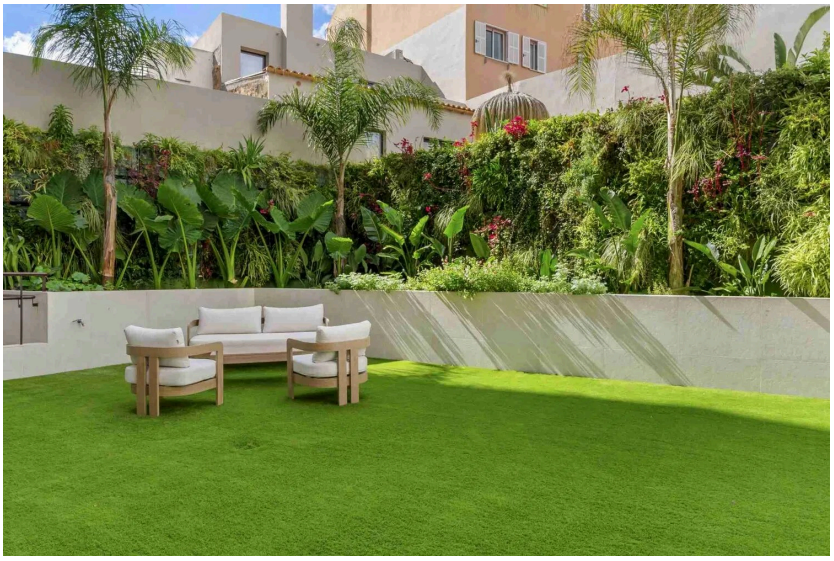
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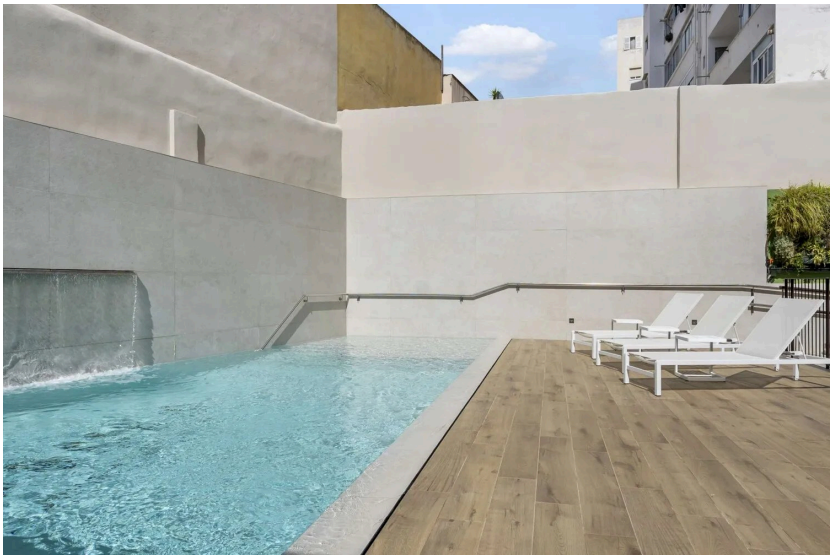




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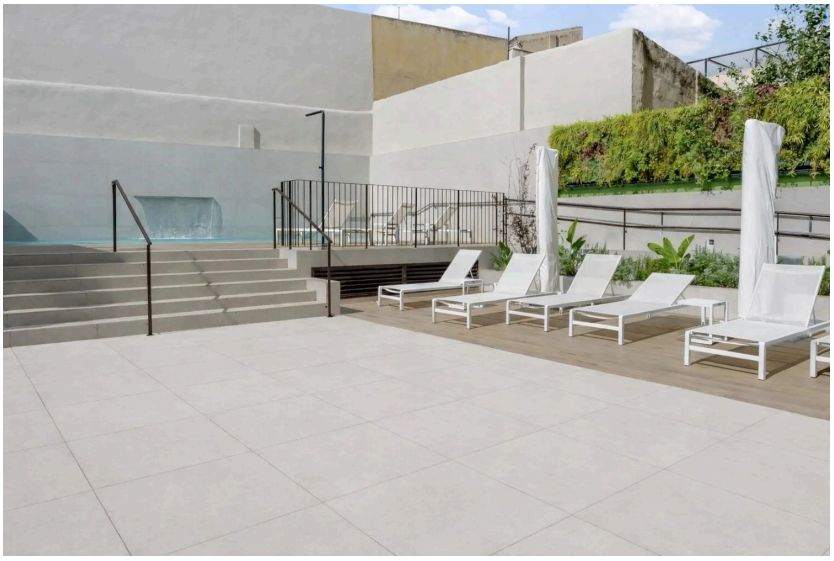
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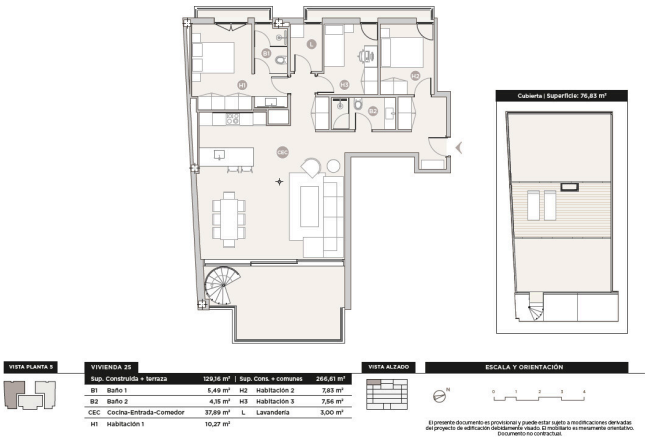
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# Floor plans




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.

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# A first impression

An exclusive penthouse on two levels that combines light, space and comfort in a special way. The spacious living area with open-plan kitchen opens up to the extensive terrace via an impressive window front, creating a harmonious interplay of indoor and outdoor space.

Your private, sunny roof terrace awaits you on the upper floor - a retreat with spectacular views over Palma and the lively Santa Catalina district. A place to enjoy the Mediterranean atmosphere and the special Mallorcan lifestyle.

The residential complex combines privacy with high-quality communal areas: the pool, solarium and garden invite you to relax, while a light-flooded gym provides space for energy and vitality.

The elegant entrance area leads to two elevators that conveniently take you to the apartments or to the two-storey parking garage with bicycle parking spaces and storage rooms - a well thought-out concept that combines luxury and suitability for everyday use.

The apartments boast a clear, bright room layout with large windows, open-plan kitchens, stylish living areas and private bedrooms. There is a choice of layouts with two or three bedrooms, two bathrooms and spacious terraces.

Three high-quality interior lines are available for individual design: Insula Light, Shine or Glam Style - for a home that perfectly matches your personal style

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# Details of amenities

New construction project with 25 residential units
Prestigious lobby with video intercom system
elevator
Infinity pool with sun terraces
Fully equipped fitness room
Underfloor heating in all rooms
Ducted air conditioning (hot/cold)
Aerothermal heat pump
Energy efficiency class B
High-quality aluminum windows with thermal break
Porcelain stoneware floors (75×75 cm)
Security entrance door
Built-in wardrobes
Modern fitted kitchen with branded appliances (Siemens/Bosch or equivalent)
Designer bathrooms with walk-in shower
Underground garage with preparation for e-charging station
Private storage rooms

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# All about the location

Santa Catalina is a fascinating district of Palma and with a population of around 20,000 people, this district is a vibrant center that attracts both locals and international residents. The streets are inviting and full of life, with a variety of stores, cafés and restaurants offering a wide range of culinary delights - from traditional Mallorcan dishes to international delicacies. A particular highlight is the Mercat de Santa Catalina, considered one of the oldest markets in the city, where you can find fresh produce, local specialties and artisan products. The architecture in Santa Catalina combines historic buildings with modern residential complexes and the narrow streets are lined with colorful houses adorned with flowering plants. For those interested in culture, there are numerous sights in Santa Catalina. The church of Sant Magí is a wonderful example of local architecture. There are also regular cultural events and festivals that strengthen the sense of community and keep the traditions of the region alive.

The location of Santa Catalina is another plus point. Just a few minutes from the city center and the picturesque beaches, the district offers a perfect balance between urban life and relaxation by the sea. Sports enthusiasts can take advantage of the coastal promenade for cycling or jogging, while water sports fans can indulge their passion in the nearby bays and beaches.

Overall, Santa Catalina is a district that impresses with its diversity, vibrant community and central location. It offers an excellent quality of life, making it an attractive destination for those interested in real estate who want to experience authentic Mallorcan life in a dynamic environment.

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# Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on the 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.

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# Contact partner

For further information, please contact your contact person:

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