

Palma City  
Referens 122102



PORTA MALLORQUINA®

Your home. Our passion.

## Sunny duplex with large terrace, parking and sea views in Palma

Byggyta:	165 m <sup>2</sup>	Pool:	-
Sovrum:	2	Energicertifikat:	e
Badrum:	3		
Balkong/Terrass:	✓		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 650.000,-</b>



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### Detaljer:

Duplex penthouse with an excellent location in the area of Porto Pi, a few minutes walk from the promenade, surrounded by all services, good restaurants and with wonderful sea views from the terrace.

This property has 2 comfortable and cozy levels, its 165 square meters are distributed in 111.70 sqm useful and 54.75 sqm of terrace.

On the first floor there is a small hall, a complete bathroom with shower and a bright double bedroom with its own bathroom en suite. On the second floor the dining room has a long balcony that provides great luminosity to the room. The kitchen, separated from the dining room and the second bedroom with its own bathroom en suite, complete this level. Its Mediterranean style PVC windows have a perfect acoustic and thermal insulation so you can enjoy the maximum tranquility.

Other features include hot and cold air conditioning, natural gas heating, double glazed windows, Mallorcan shutters and porcelain stoneware tiles on all floors that provide elegance to the whole house.

A staircase connects the living room with the large terrace. This terrace overlooks the sea and the port of Palma and its amplitude allows to divide it into different areas to relax, sunbathe or have a barbecue.

This great offer is complemented by a large subway parking space in the same building and a storage room of about 4 sqm approximately.

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### Läge & omgivningar:

Palma is Majorca's first city home to 400,000 inhabitants. In addition to the historic architecture of the Old Town such as the Arab Baths or the buzzing entertainment district of 'La Lonja', Palma offers many beaches, marinas and the famous promenade Paseo Maritimo, stretching miles along the seafront accommodating the ample leisure activities that take place there. Here unlimited bars and restaurants are to be found, along with the new convention centre and City Theatre Auditorium.

Throughout the year the city offers a wide cultural variety. Many shops can be found in the large shopping centre on the ring road 'Via Cintura'.

Also to be found in Palma is the only University of the Balearic Islands (UIB), the modern technology park 'Parc Bit', the largest concentration of international schools and the most modern hospitals (Clínica Planas and the new hospital Son Espases).

For transport, the city is one of the most modern infrastructures in Europe providing services such as the international airport "San Joan," the brand new Metro and the fully-developed and perfectly maintained road network.



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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