

Palma City  
Referens 122374A



Your home. Our passion.

## Cozy newly-built ground floor apartment with large patio in Palma, Foyers

Byggyta:	124 m <sup>2</sup>	Pool:	✓
Sovrum:	2	Energicertifikat:	C
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	-	Pris:	€ 660.000,-



## Palma City

### Referens 122374A



### Detaljer:

This beautiful ground-floor apartment is located on a quiet street in Palma, in the Foners neighborhood, just a ten-minute walk from the old town and 5 minutes from the seafront promenade. The surrounding area offers all kinds of amenities, including supermarkets, restaurants, cafés, and more.

The property is newly built and features high-quality finishes. One of its most attractive advantages is the communal swimming pool and terrace, providing a peaceful and relaxing space, as well as partial sea views.

The apartment is situated on the ground floor of a sophisticated building with a total of 5 residences. The architect has perfectly combined high-quality materials to create a cozy, pleasant, and at the same time urban and elegant atmosphere, with neutral tones that convey a sense of calm. The large 46 sqm terrace features expansive windows that fill the home with natural light and also offer great privacy.

The 78 sqm of built area are distributed into 2 double bedrooms and 2 full bathrooms with showers, one of them en suite. There is a spacious living and dining area, along with a beautifully integrated kitchen.

Some of the features include ducted hot and cold air conditioning, a large modern elevator, Zarci stone flooring, Bosch appliances, and Climalit double-glazed windows with Iroko wood frames.

Additionally, the apartment has been recently furnished with exquisite taste and designer furniture, which are included in the sale price.

## Palma City

### Referens 122374A



### 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 Marítimo, 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.

Palma City  
Referens 122374A



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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



Palma City  
Referens 122374A



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.

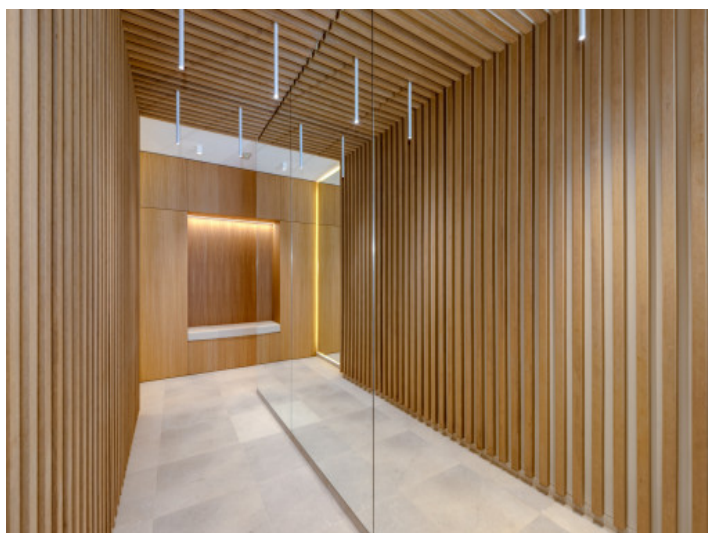
PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

# Palma City

## Referens 122374A



Your home. Our passion.



### Escala de la calificación energética

Consumo de energía  
kWh / m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub> / m<sup>2</sup> año

**A** más eficiente

**B**

**C**

**D**

**E**

**F**

**G** menos eficiente

33.49

10.40

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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM