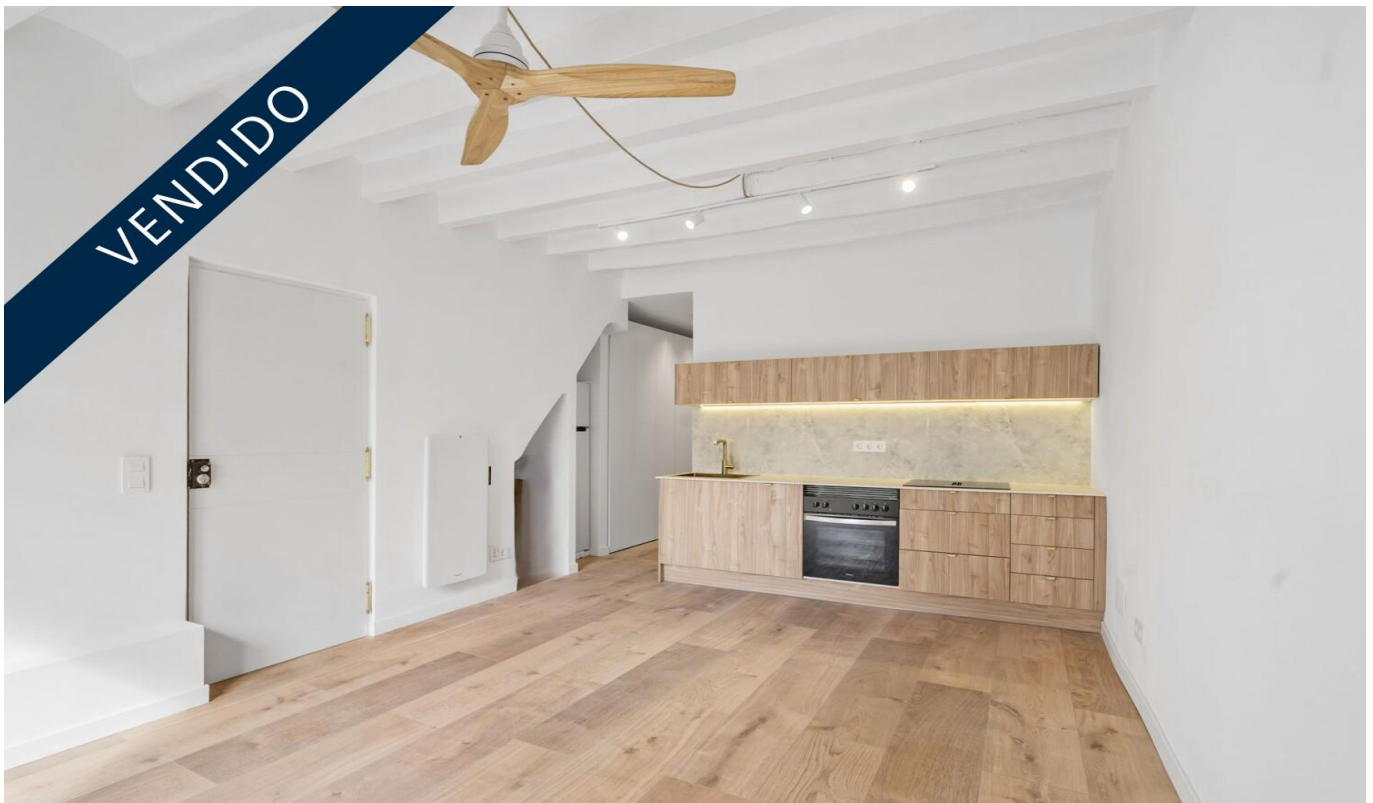


Palma - CENTRO

# High-quality renovated apartment in Palma's old town

**Property ID: ES253745651**



**PURCHASE PRICE: 378.000 EUR • LIVING SPACE: ca. 59 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 133 m<sup>2</sup>**

**Property ID: ES253745651 - 07012 Palma - CENTRO**

- **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: ES253745651 - 07012 Palma - CENTRO**

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | ES253745651           |
| Living Space         | ca. 59 m <sup>2</sup> |
| Floor                | 1                     |
| Rooms                | 3                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 1950                  |

|                       |                      |
|-----------------------|----------------------|
| Purchase Price        | 378.000 EUR          |
| Type                  | Apartment            |
| Condition of property | Completely renovated |
| Equipment             | Built-in kitchen     |

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## Energy Data

|                                |                                                                             |                                                      |      |
|--------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------|------|
| Energy Source                  | Electro                                                                     | Energy efficiency class                              | E    |
| Energy certificate valid until | 18.11.2034                                                                  | Year of construction according to energy certificate | 1950 |
| Power Source                   | Electric                                                                    |                                                      |      |
| Energy information             | At the time of preparing the document, no energy certificate was available. |                                                      |      |

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## The property



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## The property



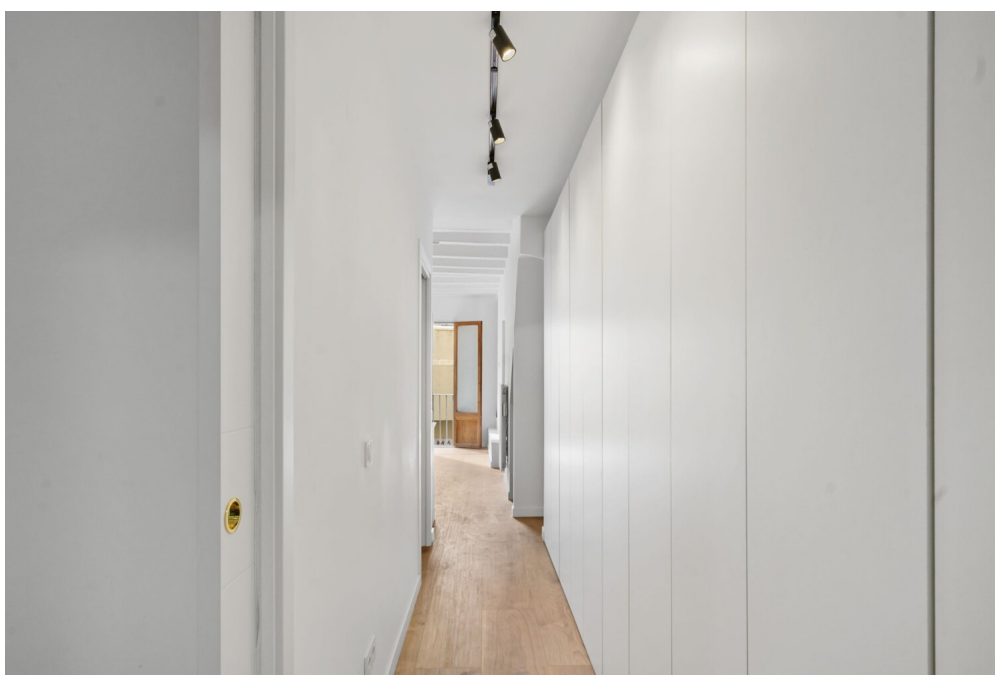
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## The property



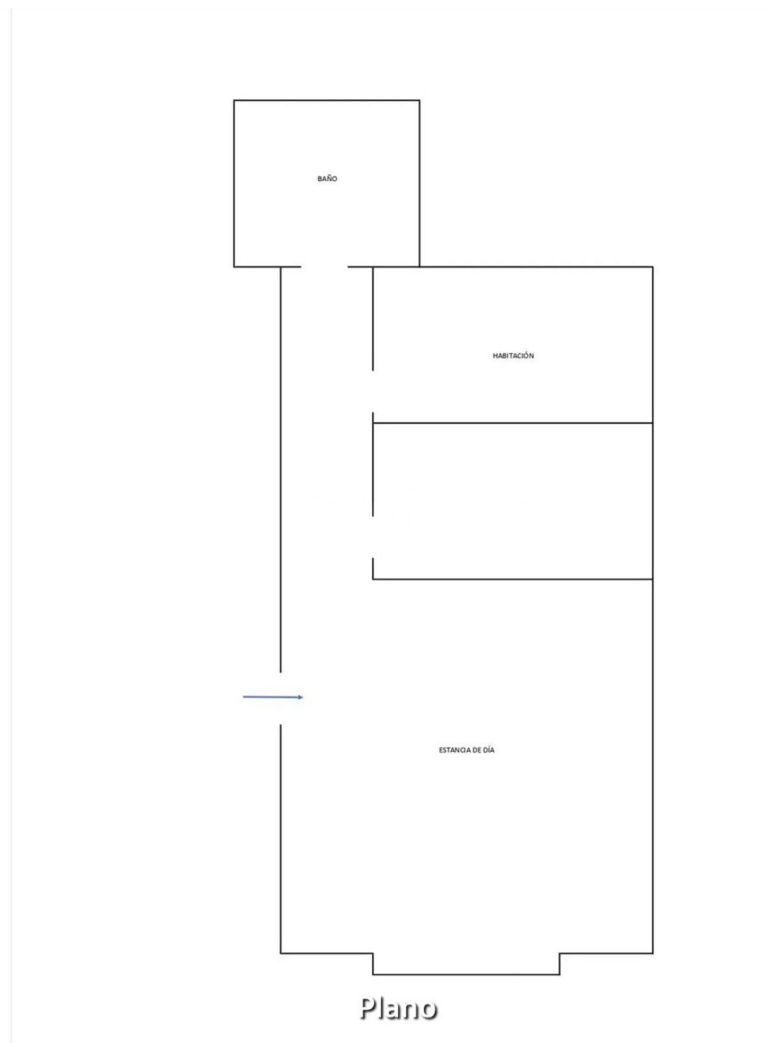
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## The property



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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

In the historic center of Palma, in the sought-after Sant Jaume district, you will find a completely renovated, high-quality apartment with open, unobstructed views and exceptional brightness. High ceilings, exposed wooden beams and Mediterranean character combine with contemporary design and fine materials such as premium porcelain surfaces, wood and golden fittings.

The apartment offers a spacious living/dining area with designer kitchen, two bright double bedrooms, an elegant bathroom and plenty of storage space - unusual for the old town center. High-quality fixtures and fittings such as intelligent heating systems, modern fans and completely renewed pipes ensure comfort and security. There are no communal costs and only minor finishing work remains to be done.

The property impresses with its ideal room layout, its light conditions, its special location in the quiet but central Sant Jaume and its proximity to boutiques, restaurants, museums and all urban amenities. A rare property of lasting value in the heart of Palma.

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## **Details of amenities**

- Fitted wardrobes
- Individual heating
- No elevator
- 1st floor

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## All about the location

Palma de Mallorca, the capital of the Balearic Islands, offers a perfect blend of history, culture and modern lifestyle. With its mild climate and impressive architecture, it attracts both locals and visitors. The city's landmark is the majestic La Seu Cathedral, a masterpiece of Gothic architecture. Another highlight is the Royal Palace of La Almudaina, which offers a fascinating insight into the history of the island. Palma's old town is a labyrinth of narrow streets, historic buildings and charming squares. Here you will find the Arab Baths, a remnant of Moorish rule, and the impressive town hall in Plaça de Cort. For art and culture lovers, the Es Baluard Museum of Modern and Contemporary Art is a must.

The Passeig del Born shopping street attracts visitors with its elegant boutiques, cafés and restaurants. Palma has a vibrant nightlife, with numerous bars and clubs that are open until the early hours of the morning. The city also offers beautiful beaches such as Playa de Palma and Cala Major, ideal for relaxing and enjoying.

Palma de Mallorca combines historical splendor and modern life, culture and leisure, city and beach - an ideal place to live and work on the sunny island of Mallorca.

**Property ID: ES253745651 - 07012 Palma - CENTRO**

## 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: ES253745651 - 07012 Palma - CENTRO**

## Contact partner

**For further information, please contact your contact person:**

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*To the Disclaimer of von Poll Immobilien GmbH*

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