

Palma

# Modern duplex apartment in the heart of Palma

*Property ID: ES253745697*



**PURCHASE PRICE: 1.500.000 EUR • LIVING SPACE: ca. 184 m<sup>2</sup> • ROOMS: 4**

**Property ID: ES253745697 - 07012 Palma**

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## At a glance

<b>Property ID</b>	<b>ES253745697</b>	<b>Purchase Price</b>	<b>1.500.000 EUR</b>
<b>Living Space</b>	<b>ca. 184 m<sup>2</sup></b>	<b>Condition of property</b>	<b>Completely renovated</b>
<b>Rooms</b>	<b>4</b>	<b>Equipment</b>	<b>Fireplace, Built-in kitchen</b>
<b>Bedrooms</b>	<b>2</b>		
<b>Bathrooms</b>	<b>3</b>		
<b>Year of construction</b>	<b>1900</b>		
<b>Type of parking</b>	<b>1 x Garage</b>		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	C
Energy Source	Air-to-water heat pump	Year of construction according to energy certificate	2022
Energy certificate valid until	03.05.2032		
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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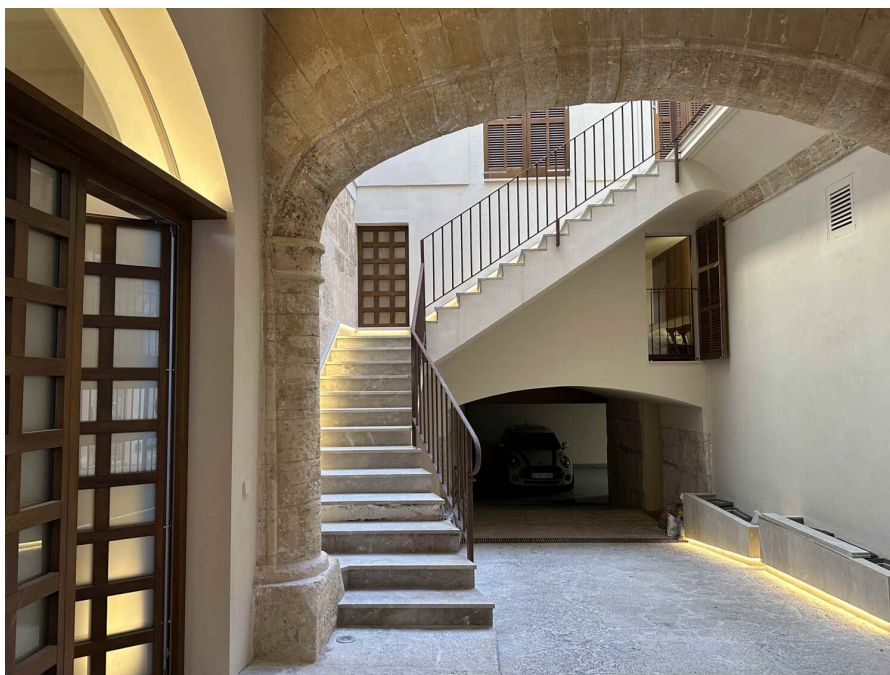
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## **A first impression**

**This newly completed duplex first floor apartment is located directly in the historic La Lonja district - a rare opportunity to live in Palma's old town, just a few steps away from the Es Baluard museum and the marina.**

**The apartment impresses with an open, light-flooded living area with high ceilings, which conveys a generous feeling of space. High-quality materials such as oak parquet flooring and iroko wood elements create a warm and stylish ambience. Underfloor heating, central air conditioning and a modern aerothermal system, which guarantees efficient heating and cooling, ensure maximum comfort.**

**The apartment has two spacious bedrooms, two elegant bathrooms and a versatile additional room, ideal as a study or guest room. An open kitchen with dining area invites you to cook and linger together. A separate guest WC completes the space perfectly.**

**A big plus point is the private parking space in the building's own garage - a real advantage in this central location. The stylish furnishings can be taken over on request so that the apartment is ready for immediate occupancy.**

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## **Details of amenities**

- **Open kitchen**
- **Parquet floor**
- **fireplace**
- **Air conditioning**
- **Underfloor heating**
- **heat pump**
- **1 parking space**

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## **All about the location**

La Lonja is one of the most characterful districts in the historic center of Palma and has only a few thousand inhabitants, which gives the quarter its quiet, almost village-like residential character. The district developed around the famous medieval maritime trade exchange, which is still an architectural landmark today and a reminder of Palma's economic importance in the 15th century. With its narrow streets, restored manor houses and small squares, La Lonja has an authentic old town ambience that attracts both locals and international residents.

The location in the heart of the city allows for short distances: the old town of Palma starts right on the doorstep, the port is just a few minutes away and the airport can be reached in around 10 km. Despite the central location, the living environment remains pleasantly quiet, as many streets are traffic-calmed and the focus is on pedestrian-friendliness. The proximity to international schools in the greater Palma area also makes the neighborhood interesting for families who want to combine urban living with good connections.

Sports facilities can be found both on the harbor promenade and in the surrounding area: jogging and cycling on the Paseo Marítimo, sailing and water sports at the yacht club as well as various fitness and boutique sports studios in the city center. La Lonja thus offers a rare combination of historical flair, urban comfort and close proximity to leisure and educational facilities - an environment that makes properties in this location particularly desirable.

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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 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:**

**Florian Waetzoldt**

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**Placa Hostals 11, 07320 Santa Maria del Camí**

**Tel.: +34 871 - 201 945**

**E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)**

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