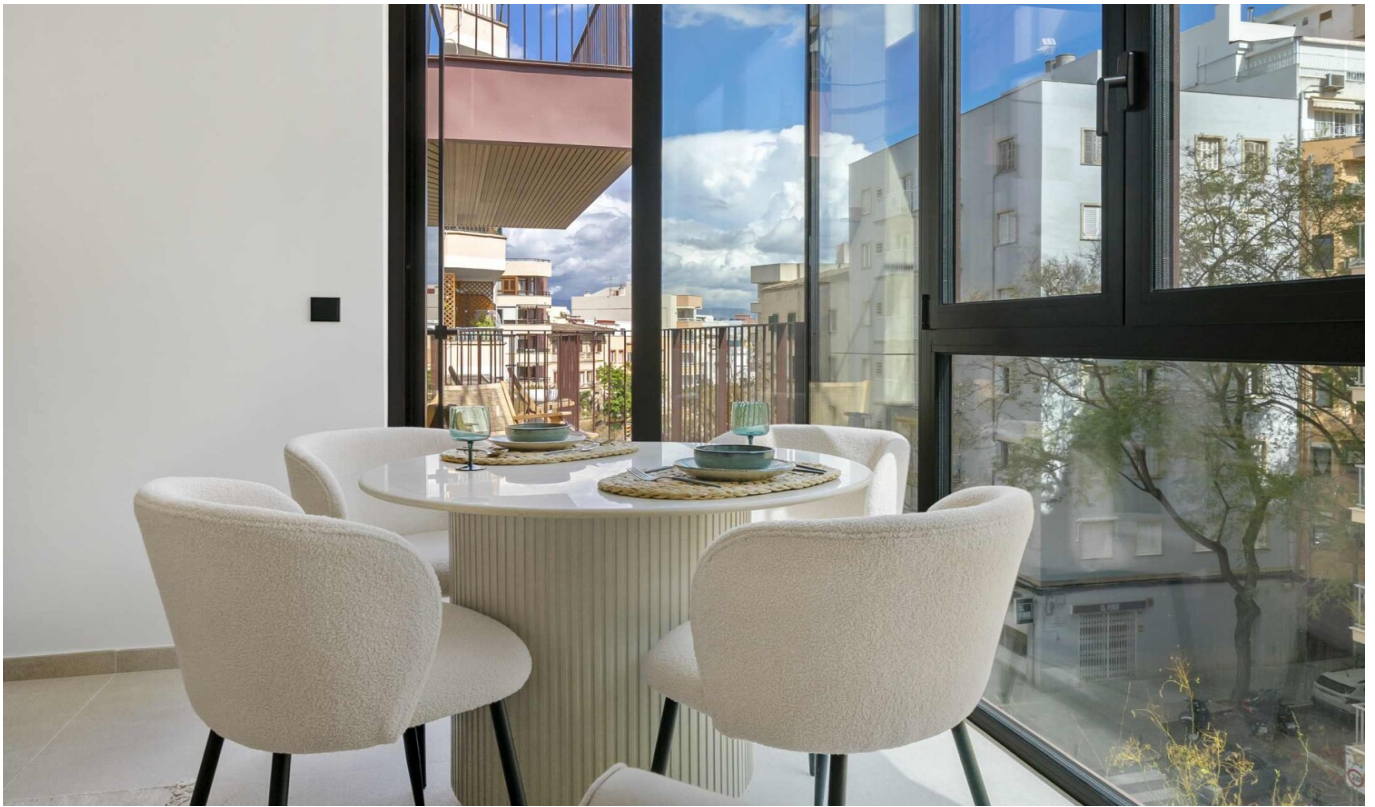


Palma De Mallorca - Palma

Modern new-build project with high-quality fittings

Property ID: ES263745836_02



PURCHASE PRICE: 599.000 EUR • LIVING SPACE: ca. 57,04 m² • ROOMS: 2

Property ID: ES263745836_02 - 07001 Palma De Mallorca - Palma

- **At a glance**
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At a glance

Property ID	ES263745836_02	Purchase Price	599.000 EUR
Living Space	ca. 57,04 m²	Condition of property	First occupancy
Floor	2	Usable Space	ca. 83 m²
Rooms	2	Equipment	Terrace, Swimming pool, Built-in kitchen
Bedrooms	1		
Bathrooms	1		
Year of construction	2025		
Type of parking	1 x Underground car park, 49900 EUR (Sale)		

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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



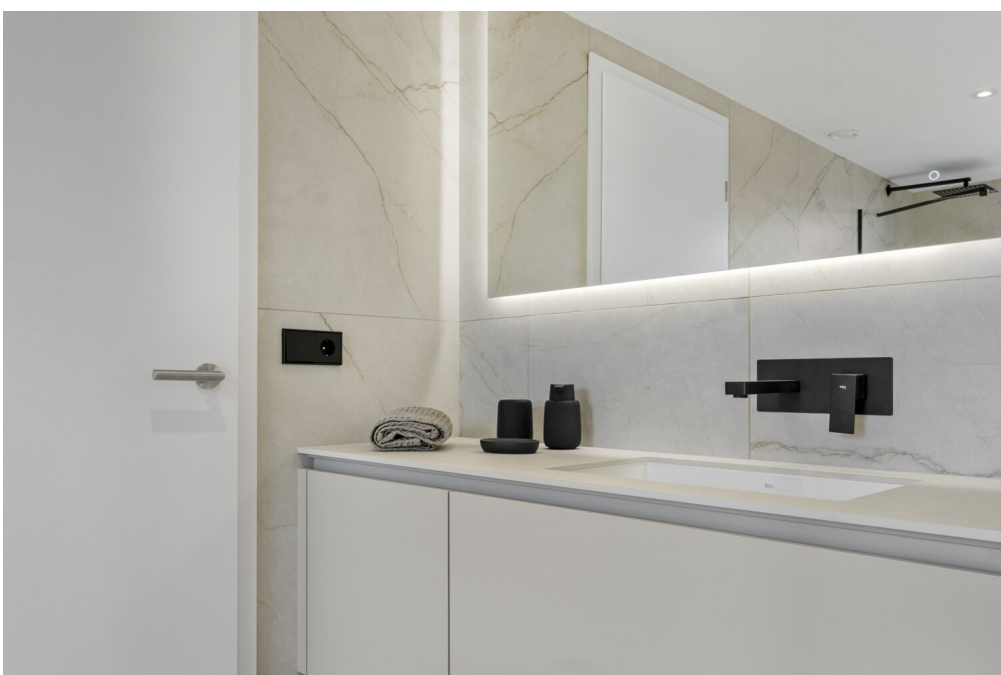
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The property



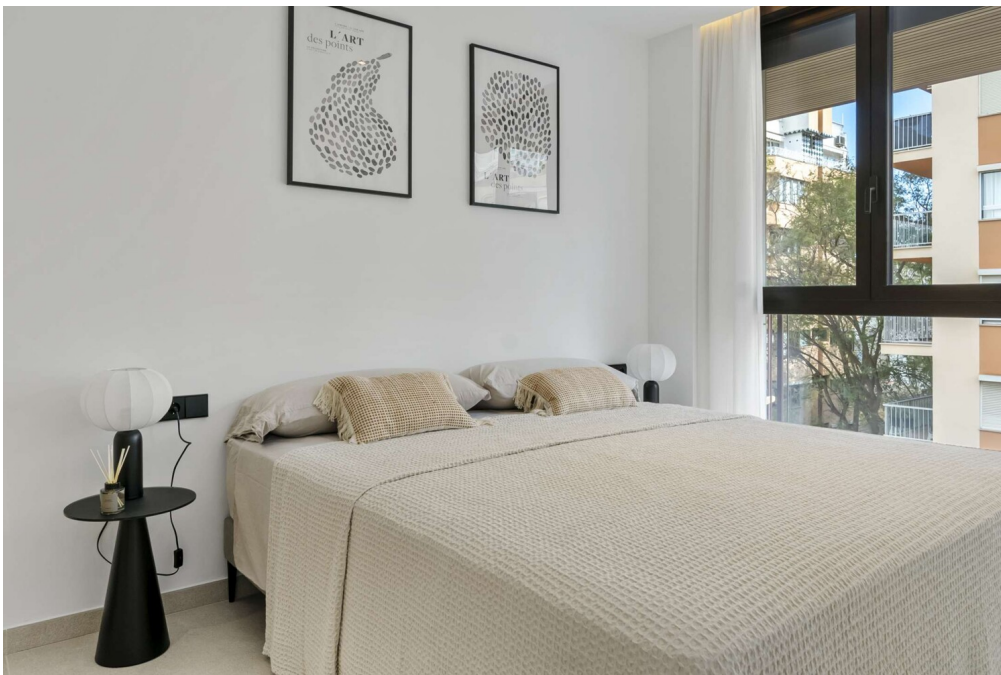
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The property



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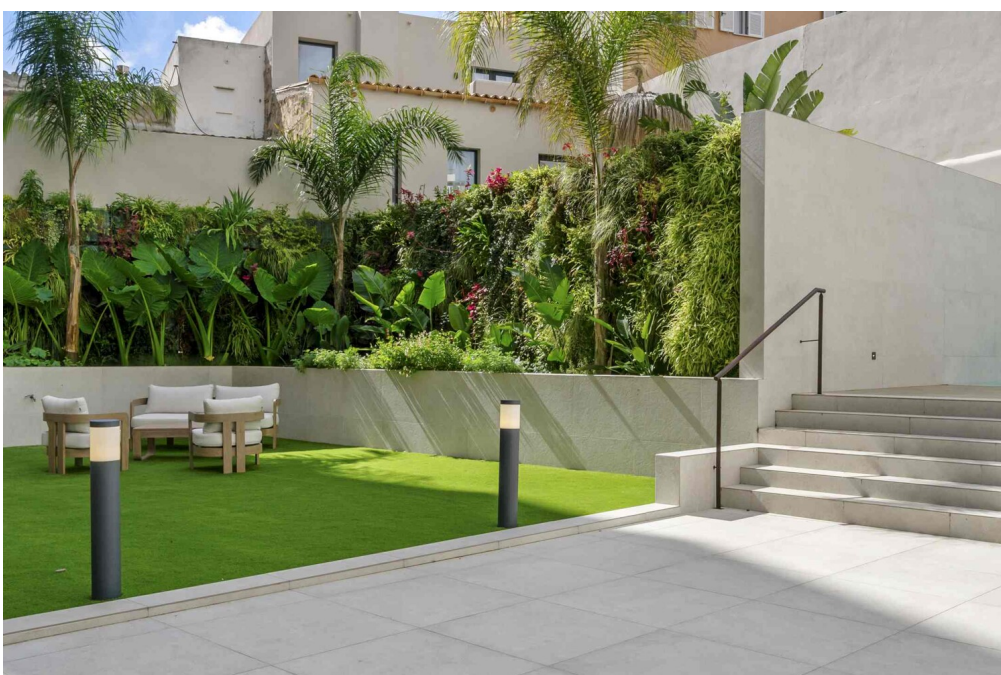
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The property



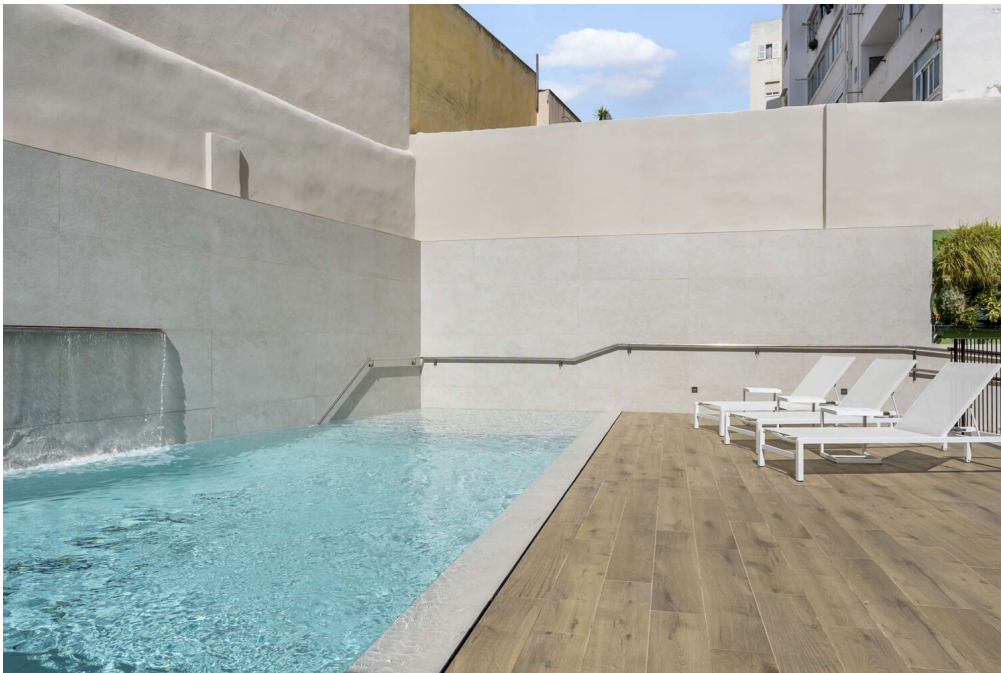
Property ID: ES263745836_02 - 07001 Palma De Mallorca - Palma

The property



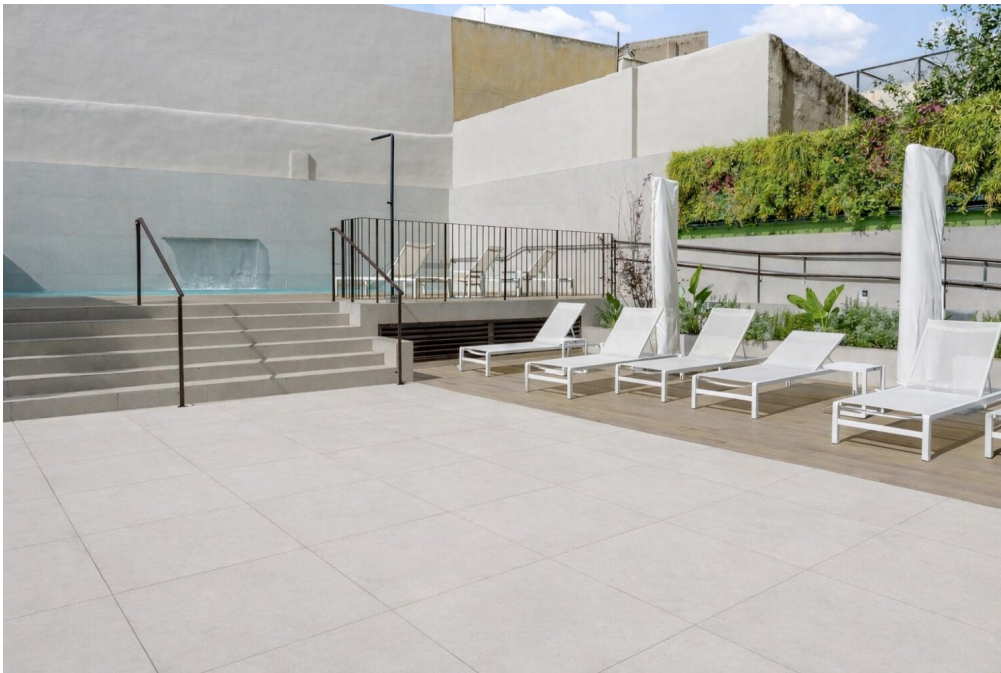
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The property



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The property



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Floor plans



VISTA PLANTA 2	VIVIENDA 9	VISTA ALZADO	ESCALA Y ORIENTACION																				
	<table><tr><td>Sup. Construida + terraza</td><td>57,04 m²</td><td>Sup. Cote. + comunes</td><td>83,81 m²</td></tr><tr><td>B1 Baño 1</td><td>4,92 m²</td><td></td><td></td></tr><tr><td>CEC Cocina-Entrada-Comedor</td><td>25,75 m²</td><td></td><td></td></tr><tr><td>H1 Habitación 1</td><td>9,98 m²</td><td></td><td></td></tr><tr><td>L Lavandería</td><td>2,34 m²</td><td></td><td></td></tr></table>	Sup. Construida + terraza	57,04 m ²	Sup. Cote. + comunes	83,81 m ²	B1 Baño 1	4,92 m ²			CEC Cocina-Entrada-Comedor	25,75 m ²			H1 Habitación 1	9,98 m ²			L Lavandería	2,34 m ²				
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El presente documento es provisional y puede estar sujeto a modificaciones derivadas del proyecto de edificación. Se aconseja leer el proyecto de edificación y el plano de orientación. Documento no contractual.

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.

Property ID: ES263745836_02 - 07001 Palma De Mallorca - Palma

A first impression

This newly built, high-quality apartment is located in a modern residential complex with a total of 25 units and impresses with its contemporary architecture, energy-efficient construction and exclusive furnishings. The building has a prestigious lobby with video intercom, elevator, infinity pool with sun terraces and a fully equipped gym in the landscaped courtyard.

The apartment offers maximum comfort thanks to underfloor heating in all rooms, air conditioning (hot/cold) and an energy-efficient air heat pump with heat recovery. High-quality aluminum windows with thermal break ensure optimal heat and sound insulation.

Inside, you can expect large-format porcelain tiles, white lacquered interior doors, fitted wardrobes and a security entrance door. The open kitchen is equipped with a high-quality worktop, modern cupboards and brand-name appliances (Siemens, Bosch or equivalent). The elegantly designed bathrooms with walk-in showers and high-quality fittings underline the high standard of the property.

The offer is further enhanced by underground parking spaces for electric vehicles and private storage units.

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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 (75x75 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

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 seller. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer. In the case of renovation and new-build projects, the renderings shown are for illustrative purposes only. They are non-binding, artistic representations that may deviate from the actual result in individual cases.

Property ID: ES263745836_02 - 07001 Palma De Mallorca - Palma

Contact partner

For further information, please contact your contact person:

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