

## Santa Catalina

Reference 077639A



### Newly-built penthouse-apartment with private roof terrace, pool and sea views in Santa Catalina, Palma

constructed area:	164 m <sup>2</sup>	swimming pool:	✓
bedrooms:	2	energy certificate:	in process
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 1,199,000.-</b>

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### Details:

This enchanting new penthouse apartment is situated close to the sea in the centre of one of the most attractive districts in Palma, Santa Catalina, with its village-ambience combining both old and modern characteristics. It is surrounded by trendy restaurants, bars and shops.

The luxurious residential complex contains 8 bright, Mediterranean-style apartments housed in a traditional building incorporating all modern facilities and details of modern times. Enveloped in a warm, terracotta-brilliance, every detail has been taken into account in order to make this into a wonderful place to call home.

The 3rd-floor penthouse offers a constructed area of 90.77 with 2 bedrooms, 2 bathrooms, one of which is en suite, and an open living/dining area with an oakwood fitted kitchen with local stone and hand-painted Zellige tiles on the walls, and adjoining utility room.

From the living area and the main bedroom there is access to a 16 sqm terrace and an approx. 4 sqm balcony respectively.

A highlight of the property is its private roof terrace providing views over Santa Catalina, the sea and the private pool which is lined with traditional mares stone and emerald-green stone from Sukabumi. Truly the perfect place to end an adventurous and successful day.

A further special feature of this exceptional property is the fact that 85% of the materials used are natural materials hand-crafted in Mallorca.

All apartments is fitted with underfloor heating, air conditioning and energy-efficient insulation.

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### Location & surrounding area:

The district of Santa Catalina is one of the typical zones of "Ciudad de Palma", home to the famous "Mercat de Santa Catalina", which still retains the flavor of traditional markets where you can buy typical products of the Majorcan countryside and Mediterranean Sea.

Originally a fishing district because of its proximity to the sea, the typical dwellings of 1 or 2 floors have been conserved with their balconies and façades with Majorcan shutters and urban morphology that is carefully preserved.

Among the inhabitants of Santa Catalina you can find people from all around the world in bars out in the sun, shopping in the market or buying in the street, as well as people who have chosen to live in the town, bringing their culture and giving the neighborhood a touch of class and elegance.

With regard to the gastronomic and leisure offer, the town is one the most generous of the island, and in the happy streets you will find the greatest variety of bars and restaurants from the simple and typical of the neighborhood to cutting edge and sophisticated.

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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.