

Palma City  
Reference 077574



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Light-flooded townhouse with garden and terraces in the center of Palma

constructed area: 680 m<sup>2</sup>  
bedrooms: 6  
bathrooms: 5  
sea view: -

energy certificate: in process

**price: € 1,800,000.-**



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### Details:

This large light-flooded town-house is situated in the district of Pere Garau in the centre of Palma. It has a large living area of 550 sqm plus a 70 sqm garden and 130 sqm of terraces (90 sqm on the 1st floor and 40 sqm on the 2nd floor).

Its beautiful and spacious ground floor has a living space of 280 sqm and overlooks a large garden with 2 casitas. On this level there is a kitchen with access to a large, private, 90 sqm terrace with plants and air humidifier. The remaining floor-space could be redesigned as a loft-room, a showroom or an office, and the main living area has a 3,50 metre-high ceiling which makes it very bright and spacious.

On the first floor is a 140 sqm apartment with 3 rooms consisting of a master suite with a large bathroom with shower and bath, a double dressing room with access to terrace, and 2 further spacious rooms which share a bathroom.

Housed on the very bright, 120 sqm second floor are 3 rooms with 3 bathrooms, an open kitchen which could serve as an artist's studio or further office, and access to a private, 40 sqm roof terrace.

This property offers the exceptional opportunity to own a large, bright house with a generously-sized external area although being privately located very centrally in the capital of Palma. It provides numerous possibilities to be reformed to suit a large family, an artist or, for example, a musician.

Alternatively, if preferred the entire living area could be separated into 3 independent apartments for rental or to be sold.

Further features include a private garage with automatic door with space for 2 or 3 vehicles and 2 motorcycles, hot/cold air conditioning, ceiling fans, central heating, and a separate guest WC.

Truly a fantastic investment opportunity centrally-located in Palma de Mallorca.

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### Location & surrounding area:

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.



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Spacious garage and hobby room



Terrace on the upper floor



Open living and dining area of 1st floor



Kitchen with views to the terrace



Open living and dining area



Open living and dining area

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.



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Open living and dining area



View to the bedroom



One of 3 bedrooms



One of 3 bedrooms



Bathroom with bath tub



Green terrace with dining area

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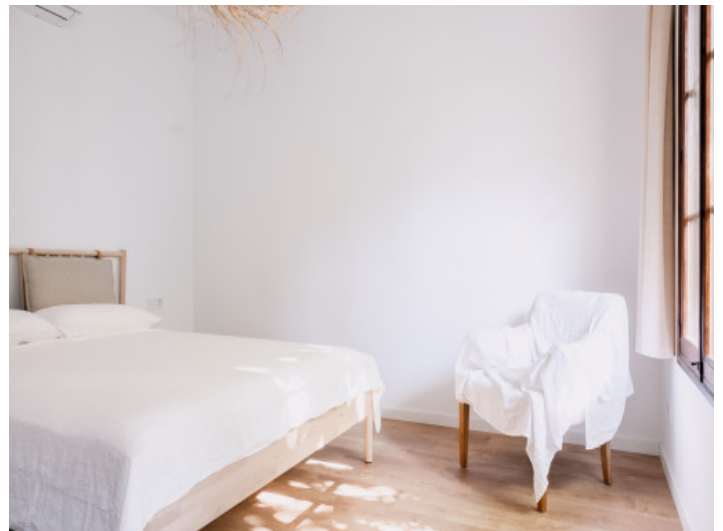
Living and dining area on the upper floor



Living and dining area on the upper floor



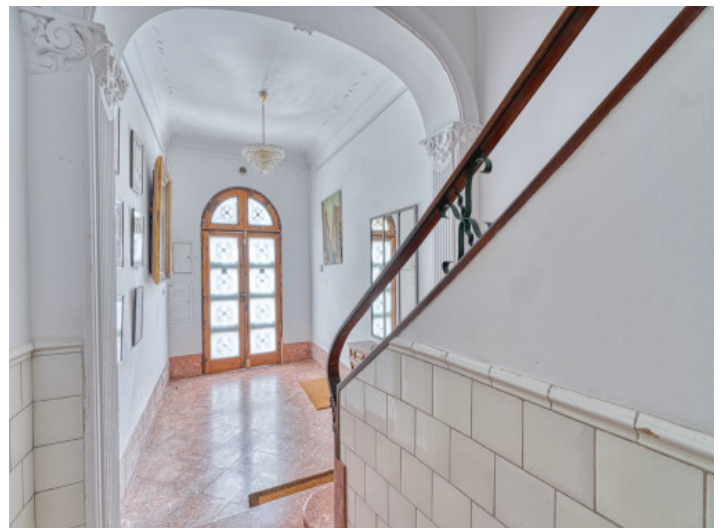
Access to the bedroom



One of 3 rooms



Bathroom with shower



Noble floor

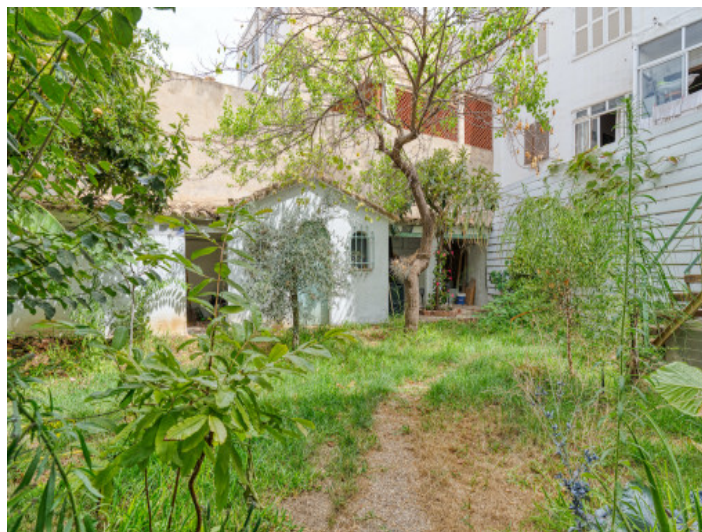
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Alternative view of the garage



Green garden

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