

# PALMA DE MALLORCA



Sant Jaume Luxury Residences - Palma -  
Penthouse

---

**CHF 3'300'000.-**



4.5



3



~171 m<sup>2</sup>

n° ref.

**043570.043570-**



**Switzerland | Sotheby's International Realty - Référencements Internationaux**  
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## SITUATION AND DESCRIPTION

This historic building has been beautifully renovated and offers a selection of two- and three-bedroom apartments, including a spacious duplex and a penthouse with two terraces.

This exclusive duplex penthouse, scheduled for delivery in the third quarter of 2025, offers cutting-edge design, terraces with stunning city and church views, and home automation technology. It features three bedrooms, spacious living areas and a high-end kitchen.

Its privileged location in Sant Jaume combines luxury, comfort and sophisticated lifestyle.

## **SURFACES**

Living area	~ 171 m <sup>2</sup>
Weighted Surface	~ 300 m <sup>2</sup>
Terrace surface	~ 86 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	4
Location floor	3rd floor

## **DISTANCES**

Station	726 m
Public transports	103 m
Primary school	845 m
Secondary school	444 m
Stores	167 m
Post office	244 m
Bank	114 m
Restaurants	28 m

## **DISTRIBUTION**

### **3rd floor**

- Entrance hall
- Visitors' WC
- Living and dining room
- Open kitchen
- Storeroom
- En suite bedroom
- En suite bedroom with dressing room

### **4th floor**

- En suite
- Buanderie
- Terrace with outdoor kitchen
- Terrace with patio



## LOCATION

The Sant Jaume neighborhood is renowned for its historical and architectural richness. Its streets, steeped in centuries of history, connect to the commercial appeal of Jaume III Avenue, offering residents a perfect blend of tradition and modernity.

Architectural details range from Gothic and Baroque to Modernist styles, featuring wrought-iron balconies, grand wooden doorways, and stone facades. It is a neighborhood where past and present coexist in perfect harmony.

## CONSTRUCTION

The refurbishment of the building has been comprehensive and includes new foundations, floors and timber beamed structures to provide a new stairwell, lift and front entrance.

The restoration of the facade uses the same traditional materials and finishes, preserving the existing symmetry and ornamentation, such as the moulded cornice with sculpted corbels. The traditional French windows of wood and the glazed gallery have been faithfully reproduced.

Each of the four homes will be delivered with high-quality finishes, meticulous attention to detail, state-of-the-art technology and a range of amenities designed to provide exceptional comfort, including:

- Air conditioning, floor heating and silent ventilation systems to be controlled by its home automation system.
- Excellent finishes such as its 22mm roble parquet flooring in the bedrooms, hydraulic tyle carpet in the living and dining rooms and doors

from lacquered wood with magnetic lock and concealed hinges.

- En-suite bathrooms, walk-in closets and lift.

## INFORMATION

Number of floors	2
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

## NEIGHBOURHOOD

- City centre
- Beach
- Harbour
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Sports centre
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Storeroom
- Unfurnished
- Built-in closet
- Connected thermostat
- Air conditioning
- Double glazing
- Bright/sunny

## EQUIPMENT

- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Private laundry
- Shower
- Photovoltaic panels
- Videophone
- Controlled ventilation
- Home automation

## FLOOR

- Tiles
- Parquet floor

## FINANCIAL DATA

### Price

**CHF 3'300'000.-**

### Availability

To be discussed

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**CONDITION**

- New

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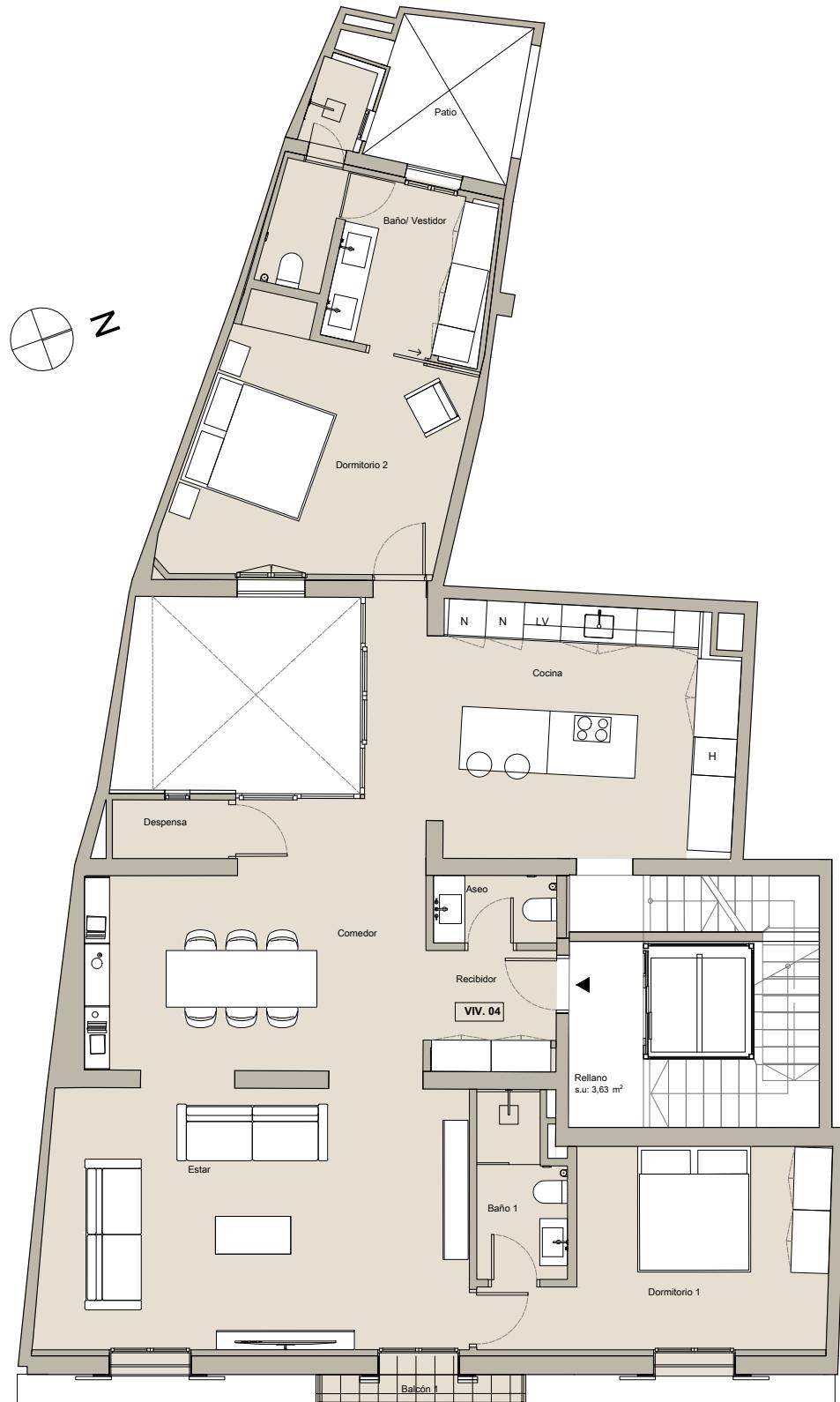


**Sant Jaume Luxury Residences**  
07012 Palma de Mallorca, Majorque

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
1	043570.043570-A.043717	Duplex/two-level	Ground floor/1 <sup>st</sup> floor	4.5	221 m <sup>2</sup>	19,9 m <sup>2</sup>	-	CHF 1'800'000.-	For sale
2	043570.043570-A.043718	New apartment	1 <sup>st</sup> floor	3.5	124.9 m <sup>2</sup>	-	5.5 m <sup>2</sup>	CHF 1'650'000.-	For sale
3	043570.043570-A.043719	New apartment	2 <sup>nd</sup> floor	3.5	122.7 m <sup>2</sup>	-	6.7 m <sup>2</sup>	CHF 1'750'000.-	For sale
4	<b>043570.043570-A.043720</b>	<b>Attic flat</b>	<b>3<sup>rd</sup> floor</b>	<b>4.5</b>	<b>171 m<sup>2</sup></b>	<b>86 m<sup>2</sup></b>	<b>-</b>	<b>CHF 3'300'000.-</b>	<b>For sale</b>

Superficies PP3 (m<sup>2</sup>)

	S. útil	S. construida
ZONAS COMUNES	3,60 m <sup>2</sup>	16,80 m <sup>2</sup>
Rellano	3,60	
VIVIENDA 04	126,55 m <sup>2</sup>	151,10
Recibidor	4,05	
Aseo	2,10	
Comedor	20,60	
Estar	28,90	
Dormitorio 1	14,75	
Baño 1	3,80	
Cocina	22,60	
Dormitorio 2	16,25	
Baño/ Vestidor	10,10	
Despensa	1,70	
Balcón 1	1,70	



Superficies PAzotea (m<sup>2</sup>)

	S. útil	S. construida
ZONAS COMUNES	- m <sup>2</sup>	13,60 m <sup>2</sup>
VIVIENDA 04	130,30 m <sup>2</sup>	151,10 m <sup>2</sup>
Distribuidor	3,85	
Baño 2	6,10	
Cuarto limpieza	3,45	
Escalera	7,40	
Estudio	17,90	
Trastero/ Sala de máquinas	5,75	
Terraza 1	48,95	
Terraza 2	36,90	

