

PALMA DE MALLORCA



Sant Jaume Luxury Residences - Palma -
Duplex

CHF 1'800'000.-



4.5



3



~221 m²

n° ref.

043570.043570-



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

This historic building has been superbly renovated and provides a selection of apartments ranging from two to three bedrooms, including a spacious duplex and a penthouse with two terraces.

This ground-floor duplex in Palma's historic center features three en-suite bedrooms, a designer kitchen, a patio and spacious living areas with modern comforts and recreational areas that can be used as a gym, office and bodega.

Its prime location offers easy access to cultural attractions, top schools, and green spaces. A unique opportunity for luxury and convenience in the heart of the city.

SURFACES

Living area	~ 221 m ²
Weighted Surface	~ 227 m ²
Terrace surface	~ 19.9 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Location floor	Ground floor/1st 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

Ground floor

- Lounge area
- Office
- Gym and/or wine cellar
- Laundry room
- Storage room
- En suite with dressing room
- Patio

1st floor

- Entrance hall
- Living room
- Kitchen and dining room
- Patio
- 2 en suite bedrooms with dressing rooms



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 1'800'000.-

Availability

To be discussed

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CONDITION

- New



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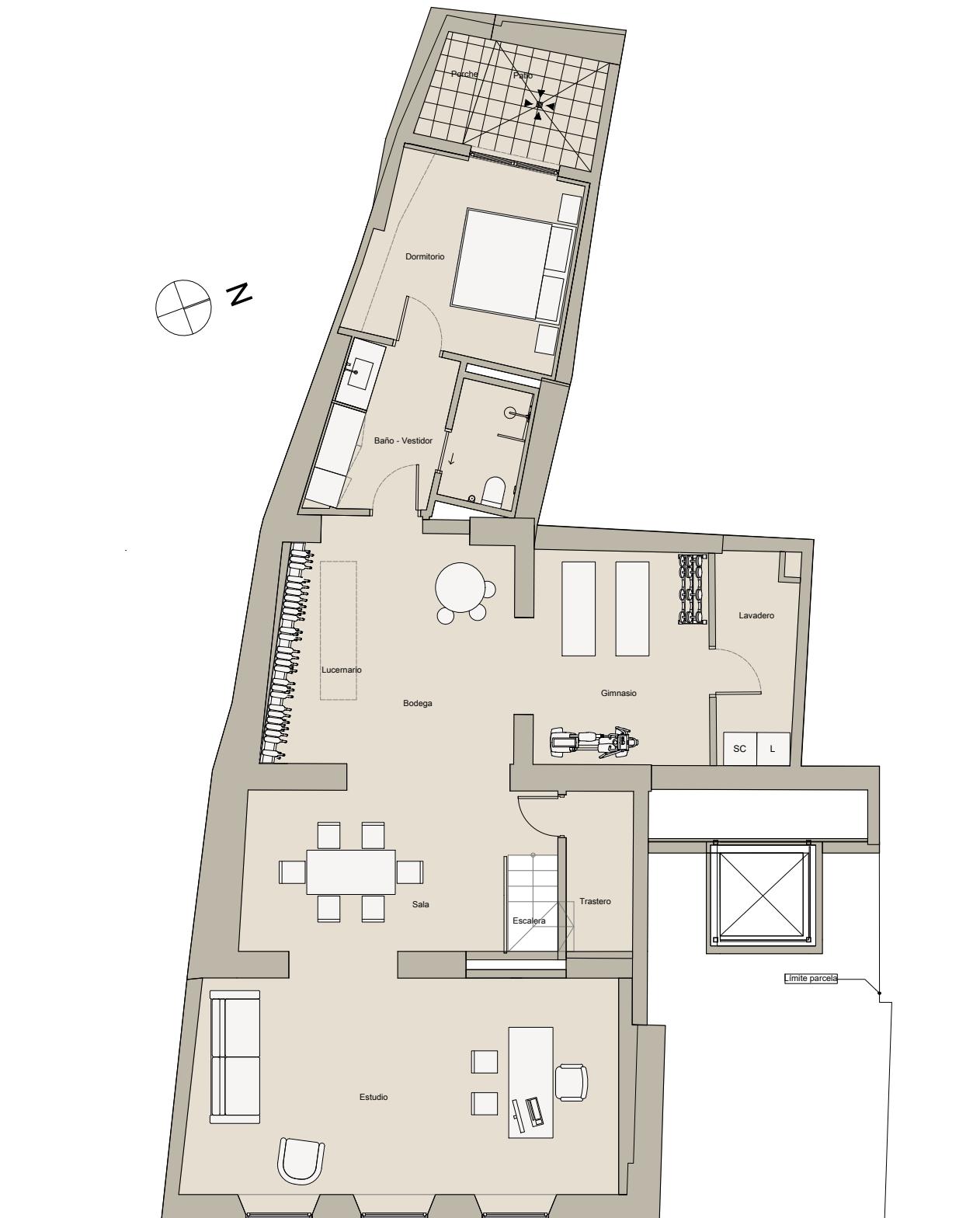


Sant Jaume Luxury Residences
07012 Palma de Mallorca, Majorque

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
043570-A	FOR SALE								
1	043570-043570-A.043717	Duplex/two-level	Ground floor/1st floor	4.5	221 m²	19.9 m²	-	CHF 1'800'000.-	For sale
2	043570-043570-A.043718	New apartment	1st floor	3.5	124.9 m ²	-		CHF 1'650'000.-	For sale
3	043570-043570-A.043719	New apartment	2nd floor	3.5	122.7 m ²	-		CHF 1'750'000.-	For sale
4	043570-043570-A.043720	Attic flat	3rd floor	4.5	171 m ²	86 m ²	-	CHF 3'300'000.-	For sale

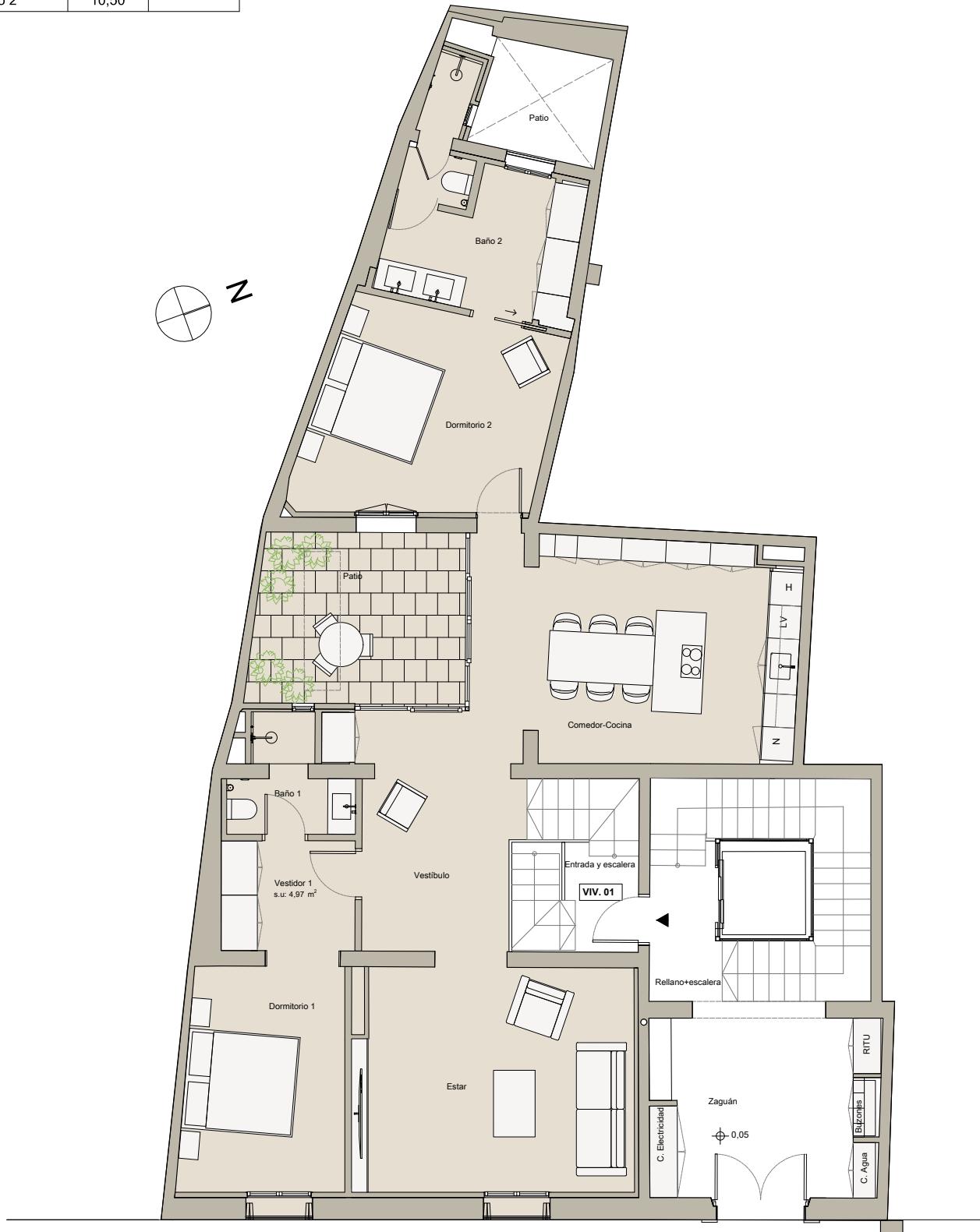
Superficies Semisótano (m²)

	S. útil	S. construida
ZONAS COMUNES	- m ²	6,60 m ²
VIVIENDA 01	118,45 m ²	144,50 m ²
Escalera	1,60	
Distribuidor	16,10	
Baño vestidor PS	9,20	
Dormitorio	12,60	
Estudio	31,55	
Gimnasio	32,20	
Lavadero	5,60	
Trastero	3,50	
Porche	1,70	
Patio	4,40	



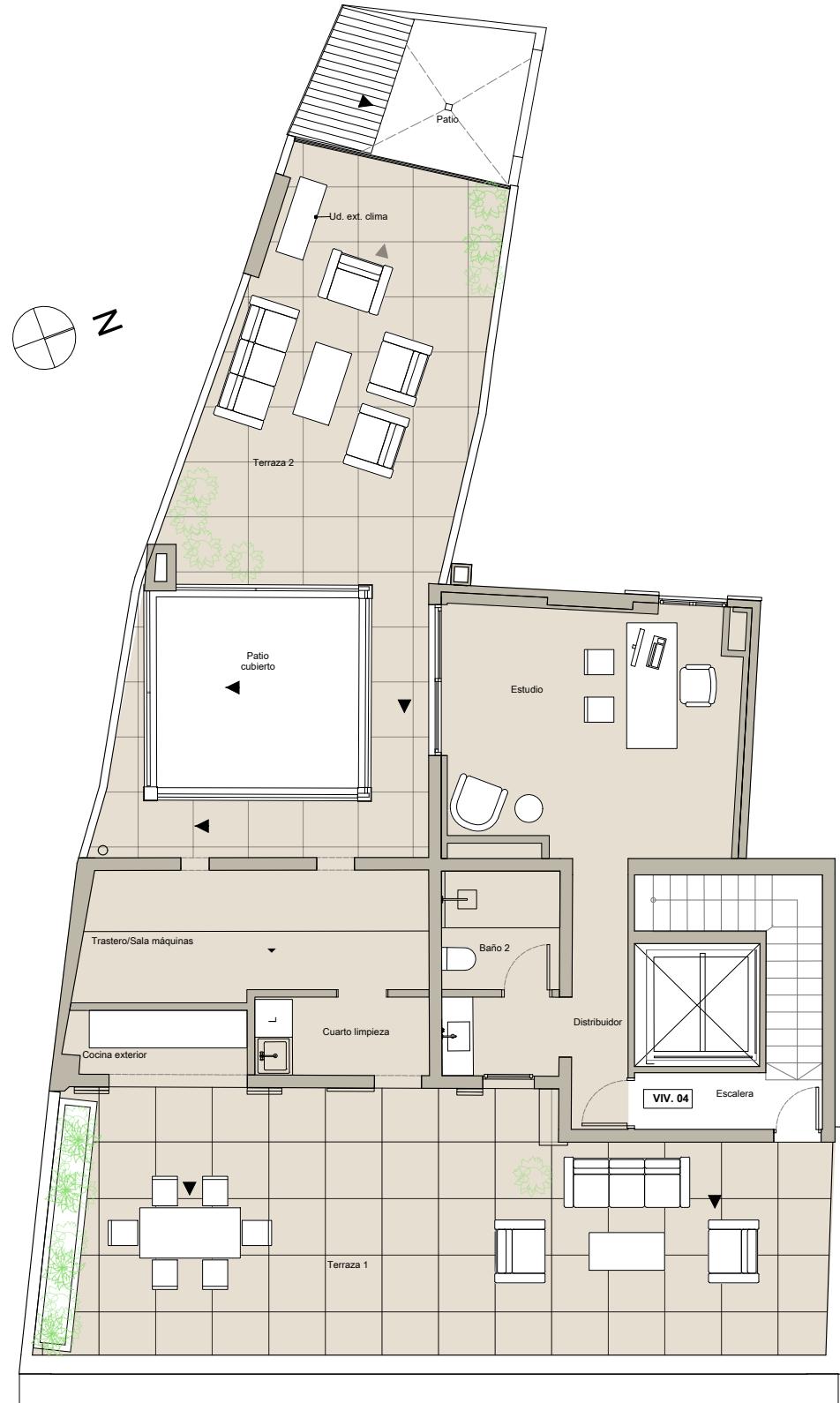
Superficies PB (m²)

	S. útil	S. construida
ZONAS COMUNES	23,80 m ²	35,50 m ²
Zaguán	11,00	
Rellano + escalera	12,80	
VIVIENDA 01	123 m ²	132,30 m ²
Entrada y escalera	5,10	
Vestíbulo	12,40	
Estar	20,60	
Comedor-cocina	22,80	
Dormitorio 1	11,90	
Vestidor 1	5,00	
Baño 1	3,70	
Patio	15,50	
Dormitorio 2	15,50	
Baño 2	10,50	



Superficies PAzotea (m²)

	S. útil	S. construida
ZONAS COMUNES	- m ²	13,60 m ²
VIVIENDA 04	130,30 m ²	151,10 m ²
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	



Superficies PP3 (m²)

	S. útil	S. construida
ZONAS COMUNES	3,60 m ²	16,80 m ²
Rellano	3,60	
VIVIENDA 04	126,55 m ²	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	

