

## PALMA DE MALLORCA



### Sant Jaume Luxury Residences - Palma - 2nd floor apartment

**CHF 1'750'000.-**



3.5



2



~122.7 m<sup>2</sup>

n° ref.

**043570.043570-**



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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 elegant 2nd-floor apartment features 2 bedrooms with en suite bathrooms, a designer kitchen with central island and a spacious living room with stunning city views. With central heating, air conditioning and an innovative arothermal system, it guarantees comfort all year round.

Located in a dynamic cultural center, it offers luxury, accessibility and a lifestyle enriched by art and modernity.

**SURFACES**

Living area	~ 122.7 m <sup>2</sup>
Weighted Surface	~ 126 m <sup>2</sup>
Balcony Surface	~ 6.7 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	3
Location floor	2nd 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**

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





## 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	1
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 1'750'000.-

**Availability**

To be discussed

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## CONDITION

- New









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 m²	-	5.5 m²	CHF 1'650'000.-	For sale
3	043570.043570-A.043719	New apartment	2nd floor	3.5	122.7 m²	-	6.7 m²	CHF 1'750'000.-	For sale
4	043570.043570-A.043720	Attic flat	3rd floor	4.5	171 m²	86 m²	-	CHF 3'300'000.-	For sale

Superficies PP2 ( m²)

	S. útil	S. construida
ZONAS COMUNES	12,40 m²	18,61 m²
Rellano + escalera	12,40	
VIVIENDA 03	129,35 m²	149,22 m²
Recibidor	2,90	
Aseo	1,90	
Comedor	21,75	
Estar	28,70	
Dormitorio 1	14,35	
Baño 1	3,70	
Cocina	19,45	
Dormitorio 2	15,05	
Baño Vestidor	9,90	
Lavadero	3,15	
Tendedero	1,85	
Balcón 1	2,25	
Balcón 2	2,20	
Blacón 3	2,20	

