



Mallorcaresidencia®  
More than a real estate agency



Ref.:MF2550

### **Newly rebuilt south-facing apartment in Palma's trendy Santa Catalina district**

Welcome to a refined and fully renovated living experience in the heart of Palma's sought-after Santa Catalina district. This exceptional 132m<sup>2</sup> apartment offers an unparalleled blend of modern design, prime location, and an array of upscale features. With sweeping south-facing views overlooking the Verge del Carme church, this first occupancy gem is a testament to luxury and comfort.

Situated within a vibrant neighborhood boasting cafes, restaurants, boutiques, and an active lifestyle, this residence epitomizes urban living at its finest. The Palma Sport and Tennis Club, the elegant Jaime III shopping street, Santa Catalina Market, and the iconic Paseo Marítimo are all just a leisurely stroll away.

Located on the third floor, this 4-room apartment is currently undergoing renovations and will be completed in 2023. The interior showcases a seamless fusion of Scandinavian style and Mediterranean warmth. The spacious layout includes a large hallway, three bedrooms, two bathrooms, and a capacious living room. The white, fully equipped high-tech kitchen with an island and gas stove provides an elegant culinary setting. A highlight of the apartment is the terrace adorned with native Mediterranean plants.

Quality is evident; from the durable double-glazed oak windows to the exquisite Carrara marble window sills, every element exudes sophistication. Native Austrian oak plank flooring graces all areas excluding the bathrooms and kitchen. The bathrooms themselves are featuring premium Geberit and Villeroy & Boch sanitary porcelain, Herzbach fittings, and a range of high-end amenities including water underfloor heating. Modern technology seamlessly intertwines with daily living through the integrated Smart Home system that empowers you to control lighting, heating, cooling, multimedia, and more from the convenience of a control tablet or your mobile device.

This exceptional property harmoniously marries luxury, technology, and comfort, creating a haven of modern living within a bustling urban environment. Don't miss the opportunity to own this exquisite piece of Palma's evolving landscape.











[www.mallorcaresidencia.com](http://www.mallorcaresidencia.com)

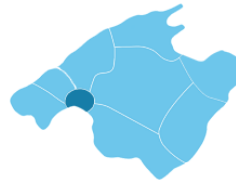
Calle Aníbal 23D bajos - Santa Catalina - 07013 Palma - Tel: +34 971 22 08 68 - [info@mallorcaresidencia.com](mailto:info@mallorcaresidencia.com)



Mallorcaresidencia®  
More than a real estate agency

Additional information: AirCon, Double-glazed windows, Bathroom is Herzbach fittings and underfloor heating, Smart Home system, Elevator, Parking.

|   |   |   |
|---|---|---|
|  Santa Catalina - Tennis   |  no      |  no  |
|  3   |  2       |  yes |
|  132 m2 +  4 m2 |  795.000 |  yes |





Mallorcaresidencia®  
More than a real estate agency

Ref.: MF2550

Newly rebuilt south-facing apartment in Palma's trendy Santa Catalina district





Mallorcaresidencia®  
More than a real estate agency

