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Ref.:MF2701

### Newly renovated duplex apartment with sea view

This stunning property is located in the beautiful area of Cas Català, just a few minutes walk from the beach and within 10 min drive to Palma city center. This duplex apartment offers a generous living area of 170m<sup>2</sup>, complemented by 55m<sup>2</sup> of private terraces, including a rooftop terrace. On the ground floor, you'll find a cozy 15 m<sup>2</sup> patio and an open-plan layout that seamlessly combines an elegant living room, kitchen, and dining area. There is also a bathroom on this floor.

On the second floor, there are three spacious bedrooms and two bathrooms, one of which is en-suite. At the very top, on the third floor, there is an impressive 40 m<sup>2</sup> rooftop terrace with stunning views of the bay and the sea, as well as a smaller space that can be used as a bedroom with an en-suite bathroom.

The apartment is tastefully designed with exclusive materials such as stone and walnut wood. Large windows allow abundant natural light to flood the space, enhancing the sense of openness and elegance. The luxurious design makes this home a perfect blend of modern comfort and timeless style.

Additional information: Sea views, air conditioning, private terraces, furnished, 20m<sup>2</sup> storage, garage for 2 cars.



Cas Catala



yes



no



4



4



yes



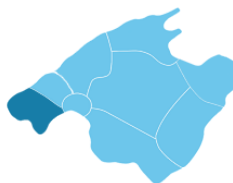
170 m<sup>2</sup> + 55 m<sup>2</sup>



1.675.000



no



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

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