



**Mallorcaresidencia®**  
*More than a real estate agency*



**Ref.:MF2414**

### **Wonderful newly renovated villa on a quiet street in Son Armadams**

This charming and newly renovated villa is located in Son Armadams within walking distance to the Santa Catalina market, the Paseo Marítimo promenade and the Palma Sport & Tennis Club. Nearby there is a large selection of restaurants, bars and cafes.

The generous living space of about 260 m<sup>2</sup> is distributed over two floors plus a basement with a garage. The house has a fantastic light contribution and many charming details originating in the original building from 1950 were preserved during the renovation. The entrance floor consists of a large beautiful living room with a fireplace and an exit to the fantastic garden with fruit trees and terraces in different directions. Adjacent to the living room is the kitchen and dining area in an open floor plan distribution. On the entrance level there is also a bedroom with fitted wardrobes and a bathroom. On the upper level you will find four spacious bedrooms all with fitted wardrobes and a smaller bedroom. The master bedroom has its own en-suite bathroom and access to a large south-facing terrace overlooking Palma. In the basement we find a garage and there is also the possibility to furnish it to a small studio.

This home is for you who is looking for a quiet and comfortable family idyll but at the same time be close to the city center and all the life and movement that it offers. The whole house is framed by a beautiful Mediterranean garden, terraces and barbecue area, which invites to relaxation, to seize the day and enjoy the breaks with family and friends. Other features that give this villa all the comfort you can look for are that it has central heating, air conditioning, a garage, laundry room, underfloor heating in the bathrooms, double glazed windows and plenty of storage and closets.

Further information: central heating, air conditioning, garage, laundry room, underfloor heating, wardrobes and garden and terraces.



Son Espanyolet



424 m<sup>2</sup>



no

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

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5




3



yes



260 m2 +  0 m2



1.595.000



no







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