

# Santa Catalina

Объект № 121633



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Spacious apartment in the Santa Catalina district in Palma with balcony and offering great potential

жилая площадь:	243 m <sup>2</sup>	бассейн:	-
спальни:	4	Энергетическая	d
санузел:	3	сертификация:	
балкон или	✓		
терраса:	✓	<b>цена:</b>	<b>€ 1.300.000,-</b>
вид на море:			



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### Описание объекта:

This attractive apartment impresses with its spacious and bright living area and offers ample potential for individual design options. It is situated in the very desirable Santa Catalina district in Palma, only 1 km from the beach, making it a particularly attractive location.

The central location means that most areas are within easy reach by foot, including diverse shops and restaurants and public transportation. With a living space including 4 bedrooms and 3 bathrooms, the property would be ideal as a home for a large family, or as a very interesting investment opportunity.

Increasing the external living space are 2 balconies providing wonderful views of the sea. All rooms are very well distributed so that every square meter is optimally used, with a particular highlight in the form of a large walk-in wardrobe, offering additional convenience and ample storage space.

The option is also offered to additionally purchase underground parking spaces.

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## Месторасположения и окрестности:

The district of Santa Catalina is one of the typical zones of "Ciudad de Palma", home to the famous "Mercat de Santa Catalina", which still retains the flavor of traditional markets where you can buy typical products of the Majorcan countryside and Mediterranean Sea.

Originally a fishing district because of its proximity to the sea, the typical dwellings of 1 or 2 floors have been conserved with their balconies and façades with Majorcan shutters and urban morphology that is carefully preserved.

Among the inhabitants of Santa Catalina you can find people from all around the world in bars out in the sun, shopping in the market or buying in the street, as well as people who have chosen to live in the town, bringing their culture and giving the neighborhood a touch of class and elegance.

With regard to the gastronomic and leisure offer, the town is one the most generous of the island, and in the happy streets you will find the greatest variety of bars and restaurants from the simple and typical of the neighborhood to cutting edge and sophisticated.



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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### Escala de la calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		20.60
E	89.60	
F		
G menos eficiente		

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