



JAVIER JAMES

REAL ESTATE

# NEW-BUILD TOWNHOUSE IN PALMA OLD TOWN



Property: JJ-654 | 07002 Palma

Type of property	House	Usable area	580 sqm
Kind of property	Townhouse	Living area	580 sqm
Type of use	Residential	Number of rooms	4
Type of commercialization	Buy	Number of bedrooms	4
Property type	Villas / Houses	Number of bathrooms	7
Constructed area	580	Energy certificate	in process
		Purchase price	12.500.000 €

**REAL ESTATE PARADISE MALLORCA SLU | B57854432**

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## Description

This remarkable, state-of-the-art luxury townhouse is perfectly situated in the centre of Palma de Mallorca's historic old town, just around 50 metres from Plaza Mayor. Originally dating back to the 15th century, the building has been meticulously restored and modernized to the highest standards. While preserving the classical façade and original architectural charm, the interiors now offer contemporary design, cutting-edge technology, and 21st-century comfort.

Currently in the final stages of construction, the property will soon be ready for occupancy. Its southwest orientation ensures abundant natural light throughout the day.

The townhouse spans six floors plus a generous rooftop terrace, providing approximately 580 m<sup>2</sup> of living space. Including auxiliary areas, the total constructed and usable area amounts to around 698 m<sup>2</sup>, on a plot of approximately 110 m<sup>2</sup>.

The residence features seven main rooms, including five expansive double bedrooms, each with a private en-suite bathroom, and three additional guest toilets. Two terraces totaling around 60 m<sup>2</sup>, along with a spectacular rooftop terrace complete with outdoor kitchen and jacuzzi, offer exceptional outdoor living opportunities.

Additional highlights include a private swimming pool, an internal lift, and dedicated wellness and entertainment areas such as a spa, fitness room, and private cinema. The townhouse also comes with three to four garage spaces—a rare luxury in Palma's historic centre.

With stunning views over the rooftops of the old town, an unbeatable central location, and a flawless blend of historical character with modern luxury, this property represents a truly unique opportunity.

### Layout

#### Basement

Spa, heated indoor pool, guest toilet, laundry and technical room, fitness area

#### Ground Floor

Grand entrance hall, garage with space for two cars and bicycles

#### First Floor

Three spacious en-suite bedrooms, each with private bathroom

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## Second Floor

Two generous en-suite bedrooms, each with private bathroom

## Third Floor

Open-plan living room with lounge area, guest toilet

## Fourth Floor

Luxury kitchen, open-plan living and dining area with interior patio, guest toilet

## Rooftop Terrace

Outdoor kitchen, patio, and jacuzzi with panoramic views of Palma's old town



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## Your contact person



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