

## HISTORIC ARCHITECTURE WITH CONTEMPORARY LUXURY AND PRIVATE TERRACE

*Palma de Mallorca - Sant Nicolau*



Ref: 038292

 186 m<sup>2</sup>

 3

 4

2.995.000 €

*INFO:* In the heart of Palma's old town, where history and elegance intertwine, stands this exceptional residence located in a carefully restored palace building. A unique property that redefines the concept of Mediterranean luxury. -The home masterfully combines traditional Mallorcan architectural elements—high ceilings, abundant natural light, and noble details—with a contemporary, sophisticated, and timeless interior design. -With a built area of 233 m<sup>2</sup> (186 m<sup>2</sup> usable), the property is spread over two levels and offers a spacious and bright living-dining room with an open-plan designer kitchen, fully equipped with high-end appliances. -The sleeping area has three bedrooms designed to guarantee privacy and comfort, accompanied by four bathrooms and a guest toilet. -On the lower floor is the master suite next to a versatile space that can be adapted as a TV room, office, or integrated into a large private suite. The home also includes built-in wardrobes and integrated storage solutions that provide functionality without sacrificing aesthetics. -One of the main highlights is its spectacular private rooftop terrace, a true urban oasis equipped with a chill-out area, outdoor dining, kitchen, and shower, ideal for enjoying the Mediterranean climate all year round. -The property offers a high level of comfort thanks to the air conditioning system, individual electric heating, and excellent south and west orientation, ensuring brightness throughout the day. - Located on the fourth floor with elevator access, it includes a parking space and storage room, in a recently constructed building (2020) that is in excellent condition. -Additionally, it has a communal swimming pool, gym area, and interior adaptation for people with reduced mobility. Located just steps away from the best restaurants, boutiques, and cultural landmarks of Palma, this property represents a unique opportunity both as an exclusive residence and as a high-value real estate investment. An exceptional property for those seeking style, location, and exclusivity in one of the most coveted areas of the Mediterranean.





