

# PALMA MARKETS

MALLORCA REAL ESTATE



PROPERTY IN SANTA CATALINA

## PROPERTY INFORMATION

### Building

- 135m2 Property Size
- 20m2 Terrace Area
- 2 Bedrooms
- 2 Bathrooms
- Price: 1.295.000

### Location

- Santa Catalina, Palma
- Close to Schools
- Close to Restaurants

### Views

- City Views

### Features

- Air Conditioning
- Built-in Wardrobes
- Terrace
- Storage
- Floor Heating



## Elegant Duplex Townhouse in Santa Catalina

Nestled in the heart of Santa Catalina—one of Palma de Mallorca’s most desirable neighborhoods—this beautifully renovated 90 sqm duplex townhouse offers a harmonious balance of comfort, elegance, and exclusivity. Tucked away on the quiet, pedestrian-only Son Antic alley, it provides a serene retreat just steps from the bustling market, renowned restaurants, and boutique shops.

Dating back to 1881, the house was originally built as accommodation for soldiers guarding Palma’s Old Town, later serving as a residence for local fishing families. Over the years, it has housed a variety of communities, mirroring Santa Catalina’s rich and ever-changing history. Following a period of decline, the property has been carefully restored to preserve its historic character while incorporating modern luxury and refined finishes.

Inside, the home is crafted for contemporary living with exceptional attention to detail. The ground floor features an open-plan oak kitchen and living area that extends seamlessly onto a 25 sqm patio paved with traditional pebblestones—an inviting setting for al fresco dining or relaxation. The kitchen is outfitted with state-of-the-art Miele appliances, combining sleek design with practicality. Natural stone floors with underfloor heating provide both elegance and year-round comfort.

Upstairs, two bedrooms with built-in wardrobes and oak parquet flooring create a warm and refined atmosphere. The two bathrooms, finished in natural stone, are also equipped with underfloor heating, blending sophistication with everyday comfort.

Soundproofed walls ensure peace and privacy, while advanced thermal insulation and a modern Thermo boiler deliver efficient heating for both air and water—keeping the home cozy in every season.

Completing this exceptional property is a 20 sqm private rooftop terrace, offering an idyllic space for sunbathing, entertaining, or simply enjoying the Mediterranean breeze.











































