

# PALMA MARKETS

MALLORCA REAL ESTATE



PROPERTY IN SANTA CATALINA

## PROPERTY INFORMATION

### Building

- Property Size: 198m2
- 3 Bedrooms
- 3 Bathrooms
- Price: 2.300.000

### Location

- Close to Restaurants

### Features

- Air conditioning
- Plunge Pool
- Storage
- Rooftop Terrace
- Walk in Closet
- Underfloor Heating



## Restored townhouse with patio and roof terrace in Santa Catalina

Located on a quiet street in Santa Catalina, this beautifully restored townhouse from 1905 combines original Mallorcan character with contemporary comfort and generous social spaces. Carefully renovated in natural stone and warm materials, the property was fully completed in 2023 and offers both a private patio with plunge pool and a spacious rooftop terrace in one of Palma's most popular neighbourhoods.

The ground floor is designed around open and connected living areas. Upon entering, the hallway leads to a cosy lounge with gas fireplace, wine storage, guest toilet, and laundry room. Further inside, the open-plan kitchen and dining area create the heart of the home, featuring high ceilings, exposed wooden beams, and large industrial-style sliding glass doors opening directly onto the patio. The kitchen is fitted with natural oak cabinetry and connects naturally to the dining and living spaces. Zarci stone flooring runs throughout the house and continues seamlessly into the outdoor areas.

The patio offers a calm and private setting with plunge pool, outdoor shower, and a traditional rustic stone wall that enhances the Mediterranean atmosphere.

The upper floor hosts the main sleeping quarters, including a spacious master suite with walk-in wardrobe, en-suite bathroom with bathtub and shower, and a private terrace overlooking the patio. Two additional bedrooms, both with balconies and bathrooms, complete this level.

The top floor is centred around the rooftop terrace, offering space for outdoor dining, relaxing, and sun throughout the day. Accessed through a versatile room that can function as a lounge, office, or additional bedroom, this level adds further flexibility to the property.

Additional features include underfloor heating and integrated air conditioning throughout.

Santa Catalina is one of Palma's most sought-after neighbourhoods, known for its vibrant atmosphere, popular restaurants, cafés, bakeries, yoga studios, and local market, all within walking distance of the city centre and Paseo Marítimo.

A well-balanced townhouse offering character, outdoor living, and modern comfort in a prime Palma location.













