



RE/MAX
BETTER LIFE



Penthouse with communal terrace, Plaza de Toros



4

Bedrooms



2

Bathrooms



127 m²
Built



216 m²
Total



320.000€
Price

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Description

????We are delighted to present this magnificent property with a floor area of 127 m², situated in one of the most sought-after and well-connected areas of Palma. Located on the top floor of the building, this home stands out for its exceptional natural light, its impeccable layout with no wasted space, and the peace and quiet that comes from having no neighbours above.~Thanks to its dual east-west orientation, the property enjoys continuous natural light throughout the day and excellent cross-ventilation.~~Upon entering the property, the sense of spaciousness is immediate. The living room, with its balcony, forms the heart of the home, connecting seamlessly to the various rooms. The sleeping area comprises four double bedrooms – a luxury that is hard to find on the current market.~The functional, refurbished kitchen offers extra storage space thanks to its separate pantry and a practical utility room.~Optimal Space and Layout: 4 spacious double bedrooms and 2 full bathrooms, ideal for large families, home working or investors.~~Condition and Upgrades~The property is ready to move into or let immediately:~Fully refurbished electrical installation (2009).~High-quality external joinery: PVC windows with double glazing providing thermal and acoustic insulation throughout the house.~~Direct access to the communal terrace: As this is the top floor, there is almost direct access to the 127 m² roof terrace, offering spectacular, unobstructed views of the urban landscape and the Serra de Tramuntana.~Private and Exclusive Community: The building comprises just 5 residents (one flat per floor) plus a commercial premises on the ground floor, ensuring maximum privacy.~~Ideal for:~Local Buyers / Families / Overseas Buyers / Second Homes:~~Genuine square metres at a competitive price: Enjoy 127 m² of genuine floor space for just €339,000 in Palma, where the average price exceeds €3,500 per m².~~Square and functional layout: 4 genuine double bedrooms, suitable for working from home, a walk-in wardrobe or a games room.~~Unrivalled privacy: No neighbours on your floor and just 4 other residents in the entire building.~~Prime Mediterranean location: A short walk from Palma's historic centre, with direct access to the beach~~Ready to move into: No structural work required; new electrical wiring and high-quality windows already fitted.~~Please note: This is a 5th-floor flat with no lift, more than compensated for by the peace and quiet, constant sunshine, absence of noise from above, and the price difference compared to properties with a lift.~~For Investors (High Yield):~~Room-by-room letting / Students / Shared accommodation: Due to its proximity to the UIB and Son Espases Hospital, the layout comprising 4 separate double bedrooms and 2 bathrooms allows for a very high gross return (7–8% per annum estimated) through room-by-room letting or long-term letting to financially secure families.~~Low service charges: Small building without a lift = minimal monthly service charges, maximising net returns.~~Potential for capital appreciation: Scope for quick cosmetic upgrades (paintwork/doors) to increase the monthly rent.~~A unique opportunity: Ideal both for those seeking space and natural light at a fair price in Palma, and for investors looking for high rental returns from letting rooms or as a family home.~~Contact us for further information and to book an appointment.~~The sale price of the property includes the estate agent's fees, which will be paid in full by the seller. This price does not include the applicable property transfer tax (ITP), which is 8 per cent, nor the notary and registration fees, which are estimated at approximately 2 per cent.~~~~~

Details

✓ Ref: 101JS1237D

✓ Energy certification:



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- ✓ Built in wardrobes
- ✓ Light

- ✓ Light
- ✓ Security door