



Ref: MP-1732

## STYLISH DUPLEX APARTMENT IN THE HEART OF SANTA CATALINA

Living Area 107 m<sup>2</sup>

Plot 0 m<sup>2</sup>

Bedrooms 2

Bathrooms 2

650.000 €

### PALMA URBANO

Located in the sought-after area of Santa Catalina, this bright and modern apartment offers a unique blend of contemporary design and comfort in one of Palma's most vibrant neighborhoods. Situated on the first (and top) floor of a charming building scheduled for full renovation (pending license approval), the property provides an excellent opportunity for both lifestyle buyers and investors.

The apartment features 107 m<sup>2</sup> of interior space complemented by a 25 m<sup>2</sup> private terrace, perfect for enjoying Mallorca's sunny climate. The layout includes 2 double bedrooms and 2 bathrooms, one of which is en suite. The open-plan living and dining area connects seamlessly with a stylish, fully equipped modern kitchen, ideal for both everyday living and entertaining.

A beautiful wooden staircase leads from the lounge to an open attic space, which can be used as a third bedroom, home office, or creative studio, offering flexible living options.

Additional features include:

High ceilings with exposed wooden beams

Natural light throughout

Integrated air conditioning and heating

Prime location close to shops, restaurants, and the Santa Catalina Market

This is a rare opportunity to own a contemporary home in a character-filled area, with added value potential once the building's renovation is complete.



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