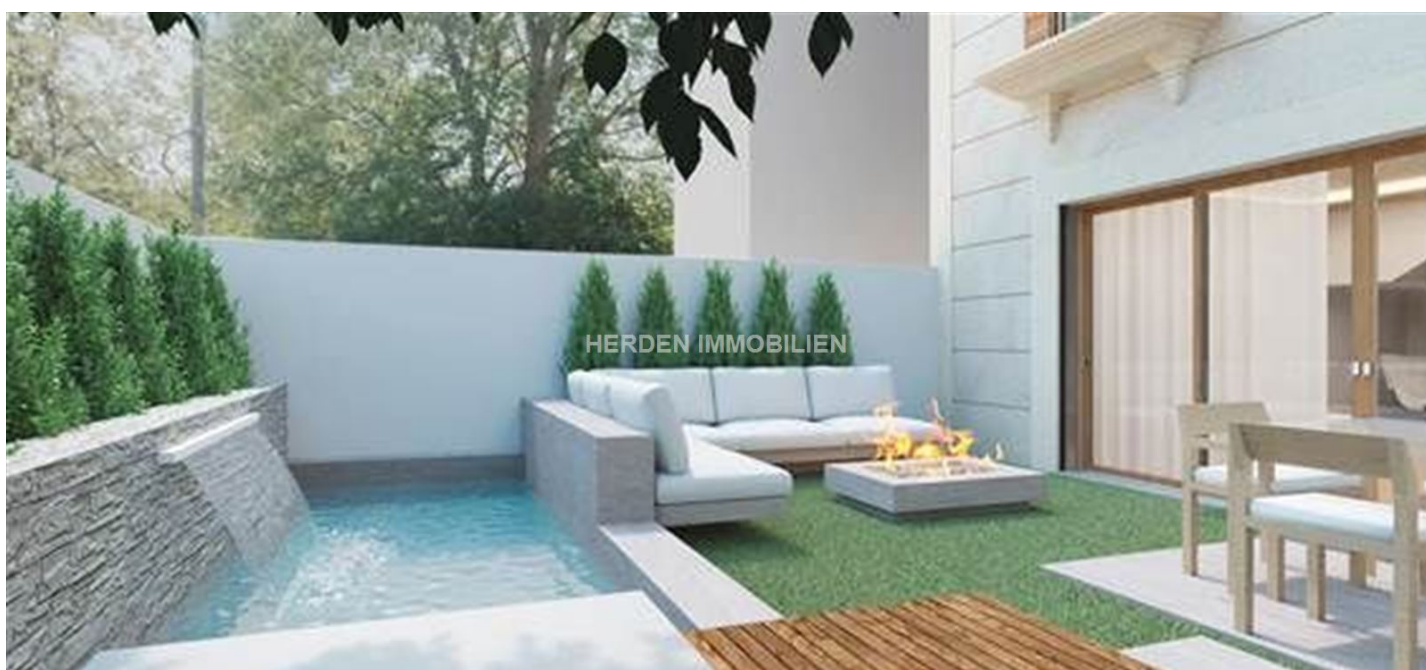




HERDEN IMMOBILIEN®

— *Finest Properties* —



NEW BUILD HOUSE PROJECT FOR SALE IN THE  
CENTER OF PALMA DE MALLORCA. SANTA CATALINA.



1.250.000 €



115 m²



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## Description

Herden Real Estate Mallorca presents a unique opportunity for investors or for particulars!

A plot with a basic and execution project already processed is for sale, with a construction license ready to start immediately. This is a perfect time to embark on a new construction project in one of the most promising areas of the city.

The plot is located in the vibrant neighborhood of Santa Catalina, known for its dynamic atmosphere and growing popularity. This area not only has a rich cultural history but is also in full expansion, making it an ideal place to invest.

Benefits of Investing in Santa Catalina:

- 1.- Growth and Development: Santa Catalina has seen an increase in investment and development, promising sustained growth in the coming years.
- 2.- Amenities and Services: The neighborhood offers a wide range of services, including restaurants, shops, and cultural spaces, attracting both residents and tourists.
- 3.- Accessibility: Its excellent location ensures easy access to other key points in the city, increasing its attractiveness for future tenants or buyers.
- 4.- Vibrant Atmosphere: The blend of modern and traditional creates a unique environment, ideal for those seeking an active lifestyle full of opportunities.

Don't miss this exceptional opportunity to be part of the future of Santa Catalina.  
Contact us for more information and secure your investment today!

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Discover a project that transforms the idea of home, combining modern elegance and intelligent distribution across four levels: Ground Floor, First Floor, Second Floor, and Attic.  
This exclusive development is designed to offer you maximum comfort and functionality in every corner, creating an environment that is not just a place to live, but a true refuge.

Upon entering the Ground Floor, you will be welcomed by a spacious hall that effortlessly connects the two homes, Home A and Home B.

Home A - It presents itself as an oasis of well-being, with 115 m² of usable space and a spectacular 50 m² terrace that invites you to enjoy the outdoors. This space features:

Ground Floor: A cozy bedroom ideal for rest, a contemporary bathroom that combines style and functionality, a living room that merges with a dining area, and a modern open kitchen, perfect for creating unforgettable moments with your loved ones. Additionally, it includes a laundry room, pantry, a hall that maximizes functionality, and a spectacular 50 m² terrace.

First Floor: It includes two bedrooms, a bathroom, and a hallway that guarantees privacy and comfort in every corner.



Home B - It presents itself as the definition of luxury and comfort, with 119 m<sup>2</sup> of usable space that invites enjoyment.

First Floor: You will find two bedrooms, a bathroom, and a distributing hallway, ensuring an intimate and cozy environment.

Second Floor: It includes a spacious living room combined with an open kitchen and a dining area, creating an ideal space for entertaining. This level is completed with a common-use bathroom, laundry room, and an impressive master room that includes an en-suite bathroom and a dressing room, ensuring a personal luxury retreat. The terrace in the attic of 50 m<sup>2</sup> offers a unique space to enjoy to the fullest, whether to relax, socialize, or enjoy the views.

This project not only maximizes functionality and style but also promises a lifestyle full of comfort and elegance.

## More info

Utility surface 330 m<sup>2</sup>

Resilient door

Air condition

Terrace 50 m<sup>2</sup>

Pool

Heating



Energy rating



