

## 3 bedroom Apartment in Palma de Mallorca

Ref: NM\_2993\_copia

From  
379,000€



**Property type :** Apartment

**Swimming pool :** No

**House area :** 114 m<sup>2</sup>

**Location :** Palma de Mallorca

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 2002

✓ Airconditioning

✓ Utility room

✓ Lift

✓ Built in wardrobes

Magnificent apartment with a large terrace just 600 meters from Aragó street We have this magnificent property exclusively listed, located in a quiet community of only 5 owners, in a building with an elevator and storage room. It is ideal for those seeking comfort, spaciousness, and privacy in one of the most sought-after areas of the city. The property has 114 m<sup>2</sup> built area and 96 m<sup>2</sup> of usable space. It is located on the first floor and is perfectly distributed to make the most of every space. It has:

- 3 double bedrooms, one of them en suite.
- 2 full bathrooms.
- Spacious living-dining room with air conditioning.
- Pre-installation for city gas heating.
- Preparation for fans/extractors in the bathrooms.
- Excellent natural light and cross ventilation.

The property is in perfect condition, requiring no renovations. The photographs are presented both as is and with suggested interior designs to help visualize its full potential. One of the most attractive features of this property is its impressive private terrace, which is also directly accessible from the master suite. The terrace includes a second storage room connected to the apartment, in addition to the existing storage room in the building's basement. It is possible to keep most of the furniture, except for the furniture in the child's room.

Additional expenses and features:

- Community fees: €80/month
- Additional reserve fund: €20/month
- Annual property tax (IBI): €264
- Annual garbage collection fee: €126.27
- Energy certificate: D
- Parking space available for rent in the building for approximately €100/month
- Year of construction: 2002

A spacious, bright and move-in ready property, representing an excellent opportunity for both permanent residence and investment.