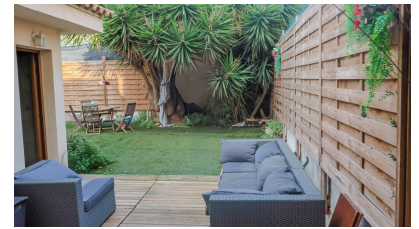


## 4 bedroom Apartment in Palma de Mallorca

Ref: AD\_09\_copia

From  
495,000€



**Property type :** Apartment

**Swimming pool :** No

**House area :** 197 m<sup>2</sup>

**Location :** Palma de Mallorca

**Plot area :** 90 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 1

**Year built :** 2005

✓ Airconditioning

✓ Built in wardrobes

EXCLUSIVE GROUND FLOOR IN CIUDAD JARDÍN/ Col den Rabassa: A UNIQUE GEM JUST STEPS FROM THE SEA We present a truly exceptional property in one of Palma's most sought-after areas: Ciudad Jardín. A genuine opportunity for those seeking a spacious, quiet, private home with the enormous added value of being able to completely personalize it to their liking. This spectacular ground floor apartment is a true blank canvas, ready to become your dream home. The property has already undergone a significant structural renovation, with all work completed on the floors, beams, and other essential elements, guaranteeing a solid, modern, and up-to-date construction. This allows the future owner to focus exclusively on the finishes and aesthetic aspects, designing each space according to their preferences and lifestyle. In the images we present both the current state of the property and interior design and decoration proposals, allowing you to visualize the enormous transformation potential that this magnificent home offers. With 197 m<sup>2</sup> of built area, distributed between approximately 110 m<sup>2</sup> of living space and 90 m<sup>2</sup> of private garden, this property stands out for its brightness, spaciousness, and versatility. A true oasis of tranquility where you can enjoy absolute privacy just a few meters from the sea. The current layout offers: Spacious living-dining room with multiple design possibilities. Kitchen with direct access to the garden. A generously sized master bedroom. Two additional bedrooms. Built-in wardrobes and dressing area. Full bathroom. A fourth separate room next to the garden, currently used as a huge storage room, but with potential to easily be converted into a large double bedroom, office, gym or guest space. The 90 m<sup>2</sup> private garden is one of the property's greatest attractions: a privileged space to enjoy the Mediterranean climate, where you can install a swimming pool, organize family gatherings, create a chill-out area or simply relax in an environment of absolute calm. The location is simply unbeatable: just one street away from Ciudad Jardín beach. Approximately 1 km from FAN Mallorca Shopping. Surrounded by all services, shops, schools and transport links. In a quiet residential street where silence and privacy are paramount. Although the property does not currently have a parking space, there are numerous options for buying and renting parking spaces very close to the property in the area. This property represents an extraordinary opportunity both for families seeking spaciousness and quality of life, and for investors wishing to acquire a property with great potential for appreciation in one of the most sought-after areas of Palma. If you are looking for a home with space, privacy, a prime location and the possibility of creating a completely customized home, this is undoubtedly an opportunity you cannot miss. Request your private viewing and discover the enormous potential of this exclusive property in Ciudad Jardín. A unique opportunity that is unlikely to remain on the market for long.

