

## 4 bedroom Apartment in Palma de Mallorca

Ref: NM\_410

From  
1,390,000€



**Property type :** Apartment

**Swimming pool :** Yes

**House area :** 250 m<sup>2</sup>

**Location :** Palma de Mallorca

**Views :** Sea views

**Bedrooms :** 4

**Bathrooms :** 4

✓ Airconditioning

✓ Lift

✓ Built in wardrobes

AN EXCEPTIONAL INVESTMENT OPPORTUNITY ON THE SEAFRONT PROMENADE. Sale price: €1,390,000 An exceptional property that stands out for its location, its dimensions and, especially, for its excellent potential as a real estate investment. The property is located on the seafront promenade, on the second floor of a building with an elevator and within a well-maintained residential community with a communal swimming pool and parking space. With a total area of approximately 248 m<sup>2</sup>, the property is currently divided into two completely independent dwellings. Currently, the property as a whole has only one occupancy permit. However, it is possible to apply for a second permit and keep both units permanently and completely separate. HOUSING 12 bedrooms, one of them en suite 2 bathrooms Spacious living room with integrated kitchen Large terrace This property is currently available for viewing. HOUSING 22 bedrooms, one of them en suite 2 bathrooms Elegant Porcelanosa kitchen integrated into the living area Magnificent sea views Large terrace Comprehensive renovation carried out in 2023 This second home is currently rented and cannot be viewed at this time. The owner is currently receiving rental income of approximately €2,800 per month. A PARTICULARLY ATTRACTIVE INVESTMENT In addition to its excellent location, one of the main advantages of this property is its attractive rental potential and profitability. Taking into account the current rental price level in this area, as well as the characteristics and dimensions of both properties, it is estimated that each unit could reach an approximate monthly rent of €3,200. This would represent a total rental potential of: approx. €6,400 per month; approx. €76,800 gross annual rental income Furthermore, one of the two properties already generates €2,800 per month in rental income. This means the buyer acquires a property that generates income from day one. For this very reason, this property is especially interesting for investors looking for a combination of premium location, rental income from the start, and long-term appreciation potential. TWO HOUSES OR ONE SPACIOUS LUXURY RESIDENCE It is possible to request a second occupancy permit and use both dwellings permanently as completely independent units. Alternatively, both properties can be combined again to create an impressive residence of approximately 5 bedrooms, including: 3 en suite bedrooms 2 additional double bedrooms 4 bathrooms Spacious living and kitchen areas Large terraces Privileged views of the Mediterranean Sea The photographs show both homes in their current configuration. However, the property offers numerous possibilities for developing a modern, sophisticated, and fully customized residential concept. A LOCATION THAT OFFERS EVERYTHING The property is located on the seafront, with excellent views and in one of the most strategically attractive locations in Palma. In addition, two major shopping centers, numerous restaurants, all kinds of services and the center of Palma are located a few minutes walk or a short distance away by car. A rare opportunity that combines in a single property approximately 248 m<sup>2</sup>, beachfront location, two homes, spacious terraces, communal pool, parking and attractive profitability potential. A prime location. Two homes with multiple possibilities. Rental income from day one. An exceptional investment opportunity by the Mediterranean. First image created with AI.

