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Finest Properties

HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
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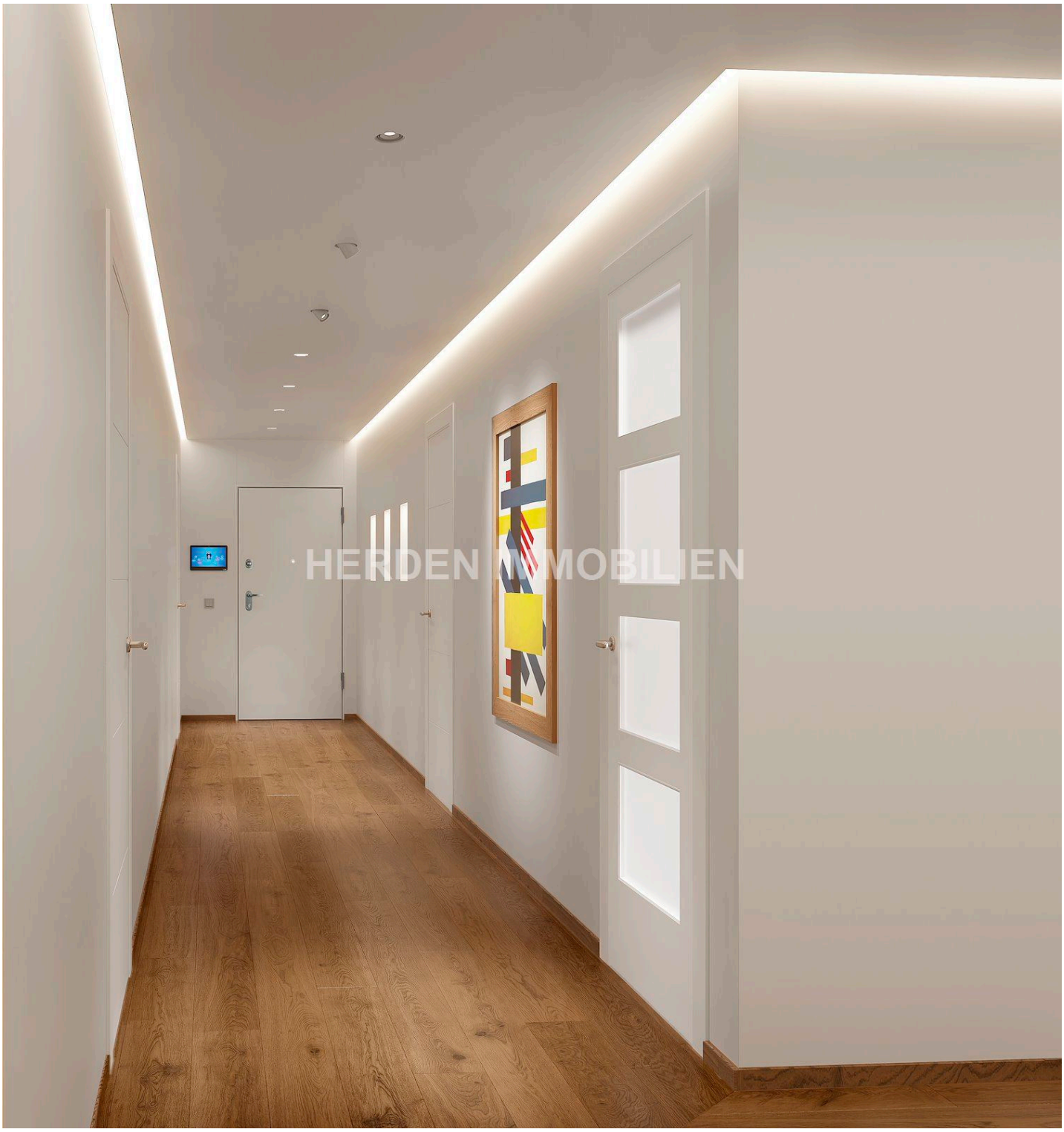

FIRST OCCUPANCY BEST LOCATION PALMA DREAM APARTMENT IN SANTA CATALINA FOR SALE

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695.000 €	132 m²	3	2

Description

SANTA CATALINA, PALMA DE MALLORCA

First occupancy.

South-facing, fully renovated 132 m2 apartment with a view of the Verge del Carme Church and Palma Cathedral

Located in the trendy Santa Catalina neighborhood of Palma, known for its many cafés, restaurants, and boutiques, and just a short walk from Palma Sport & Tennis Club (750 m), the elegant shopping street Jaime III (600 m), the Santa Catalina Market (550 m), and the exclusive and picturesque Paseo Marítimo (800 m), this luxurious 132 m2 apartment is now available for sale.

This high-end, modern 3 Bedroom apartment is on the 3rd floor of a multi-family building originally constructed in 1975 and thoroughly renovated in 2025/2026 with elevator access.

The spacious designer apartment was completely gutted and renovated in 2025:

All wall coverings, ceilings, pipes, wiring, windows, doors, etc. were removed. New water, electrical, and ventilation systems were installed, and solid masonry partition walls were built and plastered. Sound and thermal insulation were added to suit the Mallorcan climate. Exterior walls were reinforced twice.
The result is a brand-new, modern, and cozy 3 Bedroom apartment with exquisite lighting design and a total living space of 132 m2. Scandinavian style, light and warm beige and gray tones, a large hallway, three bedrooms, two bathrooms, a spacious living room, and a high-tech, open-plan white kitchen with an island. A loggia planted exclusively with native plant species completes the atmosphere.

Both bedrooms include spacious built-in wardrobes in subtle gray with LED lighting under each shelf. The master bedroom also features a walk-in closet. The hallway also includes a built-in wardrobe for outerwear.

Only natural materials were used – including durable, abrasion-resistant, and breathable double-glazed oak windows with a wood density of 850 kg/m3 and high-quality hinges by Gretsch-Unitas. All 3 cm thick window sills are made of elegant Crema Marfil natural stone; the kitchen countertops are made of regional Gris Zarci Beige stone.

Throughout the apartment – except in the kitchen and bathrooms – a brushed and oiled solid Austrian oak wood floor (20 mm thick).

The guest bathroom includes a Villeroy & Boch sink and toilet, a walk-in Grohe SPA rain shower, a Hüppe shower enclosure, and a Steinberg bidet shower.

The master bathroom features a large, walk-in Grohe SPA rain shower, a Hüppe swing shower door, a double sink by Villeroy & Boch, a bidet, and a toilet.

The bathroom fittings include high-end components from Geberit, Grohe, Villeroy & Boch, stylish fixtures

from Steinberg, anti-fog illuminated Hans Grohe mirrors, illuminated cosmetic mirrors, underfloor heating, and numerous exclusive details.

The bathrooms are tiled from floor to ceiling in light gray tones, with large-format porcelain tiles in a modern concrete look on the floors.

A dual water filtration system and a softener (Mallorca's tap water is very hard and rich in lime) ensure crystal-clear, soft water. A built-in reverse osmosis system in the kitchen provides pure drinking water.

Comfortable indoor climate throughout is ensured by an energy-efficient Mitsubishi WiFi inverter climate system that cools in summer and heats in winter.
The entire property features state-of-the-art smart home technology.

iPads in the hallway and living room control lighting, heating, air conditioning, music, TV, video intercom, and more. All functions can also be accessed remotely via app.

An innovative acoustic room concept was realized with the installation of Fonestar ceiling speakers with a wide dispersion angle, delivering excellent sound in every room.

A frameless 8K QLED TV with Apple TV is seamlessly integrated into the sound system, offering a premium home theater and audio experience.

Distance to Palma Airport 12 km (17 min)
Front door Armored security door VT5 (Italian made)

Interior doors Smooth white Madersan Lisa interior doors made
of solid wood, featuring magnetic locks and concealed hinges. Door and window handles are matte-finished Hoppe Verona (German made)

Windows Breathable, double-glazed oak windows
with Gretsch Unitas hinges (German made)

Window sills Crema Marfil natural stone in all rooms
Flooring (except kitchen/bath) 20 mm solid Austrian oak, brushed and oiled

Kitchen & bathroom flooring Large-format concrete-look tiles, underfloor heating
integrated into smart home system

Bathroom fittings Steinberg, Grohe, Villeroy & Boch, Geberit, Bosch
(German made)

Kitchen Custom-made kitchen and cabinetry
Drawers with full extension and soft-close mechanisms; High-quality cabinet doors
and drawer fronts 18 mm thick, high-gloss white finish with Nolte handles (German made)

Kitchen countertops Gris Zarci Beige natural stone
High-end kitchen appliances Washer-dryer combo and built-in stainless steel
Bosch Accent Line appliances: oven, microwave, refrigerator, dishwasher,
and an induction cooktop with integrated extractor - all by Bosch (German made)

Kitchen equipment WMF Sitello 60-piece cutlery 6-person set
Riedel Performance Decanter
Stölzle Lausitz Slanted Neck water carafe 1L
Stölzle Lausitz Power water glasses 6-person set Stölzle Lausitz Power red wine glasses 6-person set

Riedel „O“ white wine glasses 6-person set Rosenthal dinnerware Fleurs Sauvages 6-person set Rosenthal dinnerware Fleurs des Alpes 6-person set Add., serving platters from the above-mentioned coll. Le Creuset, 13-piece cookware set
Zwilling 8-piece knife block set
Zwilling brand corkscrew
Solid olive wood cutting board (All German and Austrian made)

Electrical installation Hager, Gira, Led Philips (German made)
Fonestar
Acoustic system Fonestar
Built-in wardrobes Custom Cabinets, Personalized Design
All shelves with built-in LED lighting
Hot water Junkers 200 L boiler (German made)
integrated into smart home
Water treatment Dual filtration, reverse osmosis for drinking water, softening system, all integrated into smart home

Loggia planting Lavender, rosemary, hibiscus, geraniums, etc
Loggia irrigation Automatic system integrated into smart home

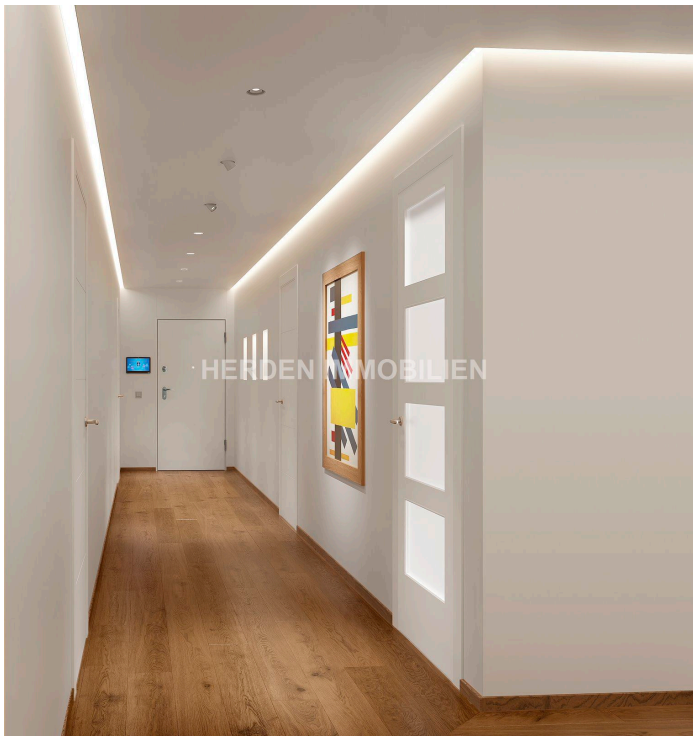
Air conditioning & heating Mitsubishi WiFi system in all rooms, integrated into smart home

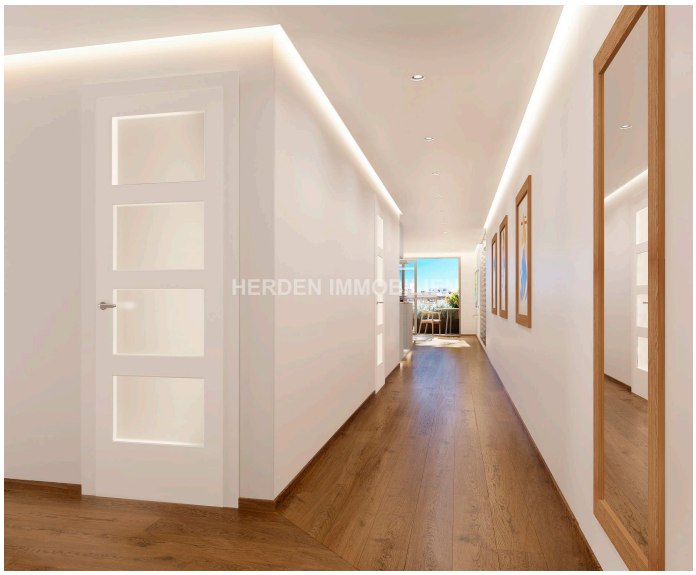
Internet 1 Gbit/s fiber-optic connection
Monthly utilities approx. 85 €
Annual property tax (IBI) approx. 325 €

More info

Toilet 1
Balcony
Lift
Heating
Utility surface 135 m²
Resilient door
Air condition
Outside

Energy rating





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