

## AMAZING DUPLEX WITH PRIVATE ROOF TERRACE IN OLD TOWN

This outstanding three-bedroom, three-bathroom duplex of about 238 sqm built area is distributed over the top two floors of the building and includes a sensational roof terrace with far-reaching views over the city's rooftops.

On the lower level a large, light-filled living room with antique floor tiles and exposed wooden beams is located at the front of the building, with two balconies overlooking the street. To the rear are two spacious bedro...

### FACTS

Year:	-
Renovated:	2023
Constructed area:	238.00 m <sup>2</sup>
Terrace size:	75.00 m <sup>2</sup>
Land area:	-

### ENERGY CERTIFICATE



### ROAIIB

In accordance with property marketing regulations (1/2018), it is mandatory to provide the property reference number (ROAIIB) when advertising any property for sale. For more information, please visit [www.roaiib.com](http://www.roaiib.com).

PRICE: 3.450.0€

REF: PS03367

Palma de Mallorca  
3 Bedrooms  
3 Bathrooms

### OLD TOWN

The property is found in the charismatic Old town in Palma where beautiful architecture meets excellent shopping, restaurants, galleries and amazing historic buildings such as the beautiful cathedral. Palma harbour Paseo Marítimo is within walking distance.

### FEATURES

- A/C
- High End Selection
- Lift
- Terrace