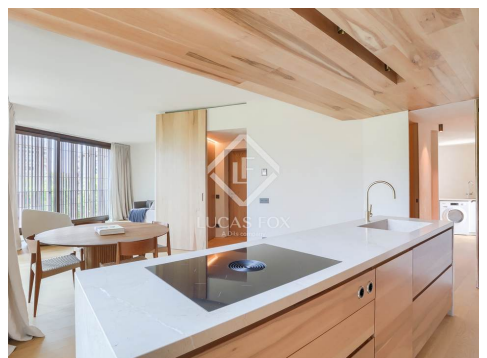
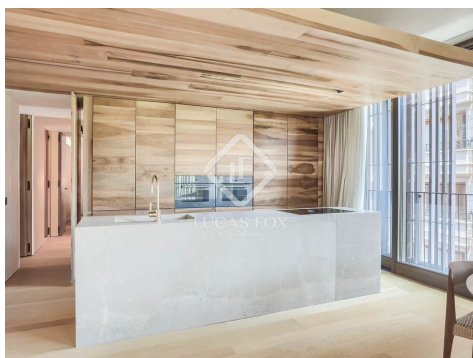
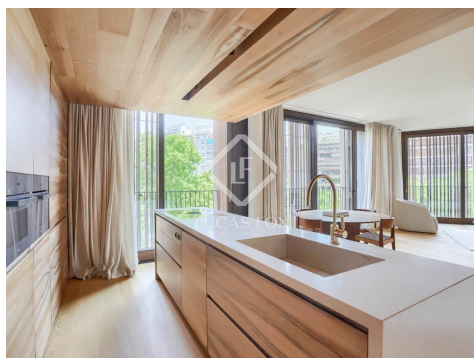


€1,950,000 Apartment - For sale

## New build apartment for sale in Paseo Mallorca, Palma de Mallorca.

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### OVERVIEW

**Located in the most privileged part of Paseo Mallorca, this sustainable, Passivhaus-designed residence features elegant architecture, lush inner gardens, rooftop pools, and premium finishes—offering a unique lifestyle in central Palma.**

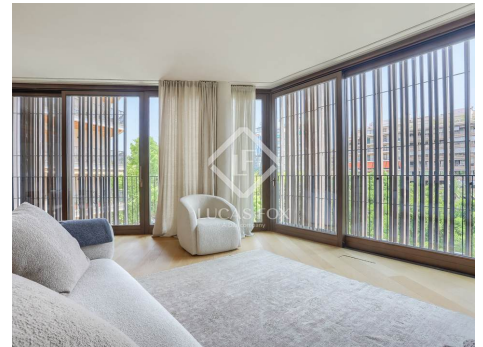
Located in the most privileged and sunlit section of Paseo Mallorca—an elegant tree-lined promenade overlooking the Riera in the very heart of Palma—this new residential development represents a landmark project in the city. Distinguished by its architecture, urban integration, sustainability, energy efficiency, superior materials, refined interior design, and exceptional comfort, it sets a new benchmark for modern living in Palma de Mallorca.

The façade, composed of sliding panels with wooden slats, acts as a solar screen, creating a dynamic interplay of light and shadow throughout the homes. This design allows for efficient use of sunlight year-round while enhancing the architectural expression of the building. The project is conceived according to Passivhaus standards, ensuring maximum energy efficiency and a heating and cooling demand as low as 15 kWh/(m<sup>2</sup>·a). This results in up to a 90% reduction in energy needs compared to conventional buildings, offering both an environmentally conscious lifestyle and significantly lower energy costs. As such, the building qualifies as a nearly zero-energy building (nZEB).

Upon entering the building, residents are welcomed by a living green wall composed of Arundo Donax—giant reed native to Mediterranean riverbanks—paying tribute to the nearby Riera of Paseo Mallorca. This vertical garden guides you toward the inner courtyard, a peaceful oasis filled with greenery, fresh air, and tranquility.

The courtyard, designed over multiple levels, acts as a verdant inner lung, ascending toward landscaped terraces with swimming pools on the fourth, sixth, and seventh floors. A gentle water cascade flows into the lower level, naturally cooling the space in summer through evapotranspiration while creating a serene soundscape. The courtyard also extends downward, bringing natural light and plant life to the basement level, where residents can enjoy an exclusive wellness area featuring a spa, gym, and heated indoor pool. This vertical axis of greenery connects every part of the building, enabling cross-ventilation and a seamless integration of nature into daily life.

The spa area, clad in natural Sierra Elvira stone, includes a heated indoor pool, steam bath with mosaic tiling, and changing rooms. Adjacent to the spa, a fully equipped fitness area benefits from natural light and direct views of the lush courtyard garden.



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Indoor swimming pool, Gym, Natural light,  
Heating, Equipped Kitchen,  
Domotic system, Chill out area,  
Built-in wardrobes, Air conditioning

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Architecturally, the building's main façade features perimeter balconies screened by sliding wooden slats, while the side elevations are composed of striated, prefabricated concrete panels in varying tones. High-performance wooden windows—both sliding and tilt-turn—offer aged finishes and double glazing for superior insulation and security.

Additional and optional amenities include underground parking equipped with electric vehicle charging stations, accessed via two car lifts, private storage rooms, and elegant communal areas. The lobby opens onto a small, beautifully landscaped central garden, reinforcing the building's seamless dialogue between architecture and nature.

The photos shown are from the show apartment and are for illustrative purposes only. The actual unit may differ in layout, finishes, and furnishings.

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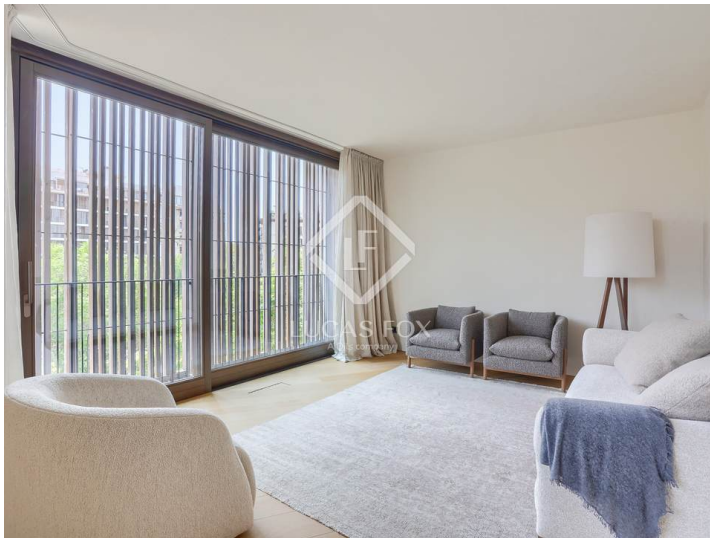
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