# La Rambla 8



### General information

Introducing a luxurious penthouse in the heart of Palma's legendary La Rambla, this extraordinary corner penthouse apartment is the epitome of elegance and sophistication. Boasting a generous 208 square meters, this exquisite residence offers a truly exceptional living experience.

This exceptional apartment offers a 25 sqm sunny terrace, providing ample space for outdoor enjoyment and relaxation. Adjacent to the terrace, you'll find a small summer kitchen area, perfect for preparing meals and entertaining guests in style. Additionally, there is a separate 45 sqm office space with its own access.

Area: Palma de Mallorca

Adress: La Rambla 8

Size: 208 sqm + 52 sqm (office and trastero)

Rooms: 3 bedrooms, living room, 2 walk-in closets, 3 bathrooms

Trastero: 45 sqm + 7 sqm.

Price: 1 995 000 euro



### Short facts

Apartment: 208 sqm construction area.

Trastero 1: 45 sqm Trastero 2: 7 sqm

Floor: 4 (trastero floor 5)

Elevator: Yes, in progress (decision in the community, an architect hired, drawings and

specifications under process).

Community fee: 201,38 euro/quarter (67 euro/month)

Garage: Yes, rental agreement in Plaza Mayor, 242 euro/month

Number of neighbors in the building: 6 residential, 3 foreigners, and 3 Mallorcen (2 commercial) Community: The community consists of two buildings, La Rambla 8 and Carrer de la Posada

de la Real.

Layout:

Bedrooms: 3 (2 bathroom en-suite)

Living Room: 1

Kitchen: 1
Bathrooms: 3
Walk-in closets: 2

Office/extra room: 1 office 45 sqm, 1 terrace kitchen 7 sqm (trasteros)

Fireplace: Yes 2 units, (one wood burning, 1 gas)

Floor heating: yes, water (gas boiler)

AC: hot/cold integrated

Insulation: yes

Windows: double climate glass

Guarantee: 1-year construction work (until 1 July 2024)



As you step inside, prepare to be captivated by the beautiful views of La Rambla showcased through the expansive windows, bathing the apartment in natural light and creating a seamless connection with the vibrant cityscape. The views over La Rambla become an integral part of your everyday life, constantly reminding you of the privilege of residing in this prime location.

The apartment features two fireplaces adorned with exquisite pink marble and green onyx, adding a touch of timeless grandeur. The attention to detail is evident throughout, with luxury materials such as wooden chevron oak floors. The limestone-painted walls exude a sense of tranquility, while the handmade carpentry further elevates this exceptional home's craftsmanship.

This mid-1800s building, seamlessly blends traditional charm with modern comforts. Every corner of this apartment is a testament to refined living, offering an unparalleled combination of historical allure and contemporary sophistication.

The location is second to none. La Rambla is renowned for its vibrant atmosphere, and you'll have the privilege of being right in the midst of it all. Enjoy easy access to the best shopping destinations, where high-end boutiques and trendy shops await your exploration. Indulge in the culinary delights offered by Palma's finest restaurants, all within a stone's throw from your doorstep.

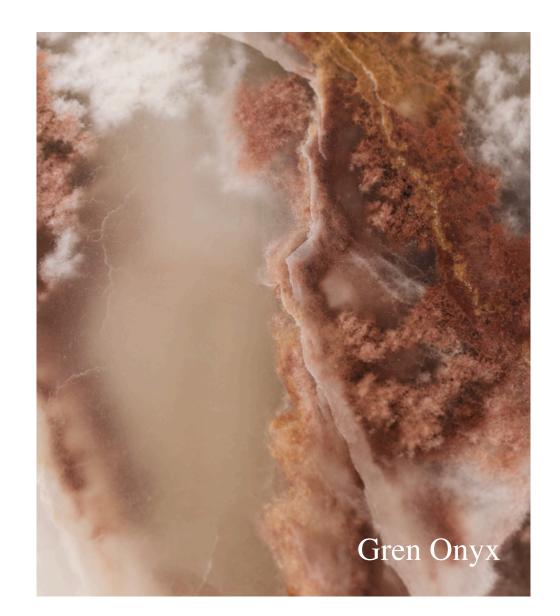
In summary, this exceptional corner penthouse apartment presents a rare opportunity to acquire a piece of Palma's rich heritage. With its prime location on La Rambla, views, luxurious finishes, and proximity to the city's finest amenities, this residence promises a lifestyle of unparalleled elegance and convenience. Don't miss your chance to own this truly remarkable home in one of Palma's most coveted addresses.



## Materials









Jung

Handmade

black matt

oiled

doors

wooden







Faucets in brushed gold, from Iconico

## Building process

The entire renovation of this apartment, including all installations, was completed in 2023. The renovation has been meticulously overseen by the architect firm Sinergon, a team of qualified and certified architects.

Throughout the renovation process, the utmost care has been taken to ensure transparency and accountability. Weekly site meeting protocols and detailed photographs have been documented, providing a comprehensive record of the renovation progress.

It is important to note that the renovation has been conducted in compliance with all necessary permits and licenses. As no structural changes were required, the renovation falls under the category of "obra minor."

To ensure the utmost safety and stability, all beams have undergone rigorous inspections by a technical engineer. Where necessary, reinforcement measures have been implemented during the construction process. Additionally, the entire floor has been strengthened to accommodate the installation of floor heating and a cement base. The same meticulous process has been applied to the trastero, guaranteeing the highest standards of quality throughout the entire property.



## AC & Heatning

The apartment features a comprehensive heating system, with water-radiant floor heating installed throughout the entire space.

For efficient and reliable heating, the apartment is equipped with a gas connection and gas burner, which were installed in 2023.

To regulate the temperature and provide both hot and cold air circulation, an air conditioning system has been integrated into the ceiling of the apartment. This system allows for independent control in each room.

In addition, the spacious trastero (storage room) benefits from a separate split unit air conditioning system, offering both hot and cold air for optimal temperature control.

To guarantee sufficient water pressure, especially considering the apartment's location on the 4th floor, a water tank and pressure pump have been installed in the large trastero above the apartment. This ensures consistent water flow and pressure, even in situations where the water supply in the area may be disrupted. This setup provides both convenience and safety measures.

Furthermore, all plumbing in the apartment has been replaced, ensuring a reliable and efficient water distribution system throughout the entire residence.

With these meticulously planned and installed heating, cooling, and water systems, this apartment offers a comfortable and enjoyable living environment in every season.



## Technical spec

#### **Insulation:**

All exterior walls are insulated with rock wool and plaster boards, including the trastero.

#### Windows:

Double climate glass. White painted wooden frames. Windows is produced by a local carpenter. The handles are handmade in solid iron.

### **Electrical system:**

Completely new electrical system. Upgrade of the electrical capacity is under progress by Endesa.

#### **Reinforcement:**

Both the apartment and the trastero have been reinforced according to calculations by the technical engineer.

### **Carpentry doors and floor skirtings:**

Black oiled solid wood. Handmade doors by a carpenter from the island. The handles are handmade in solid iron.

#### Lights:

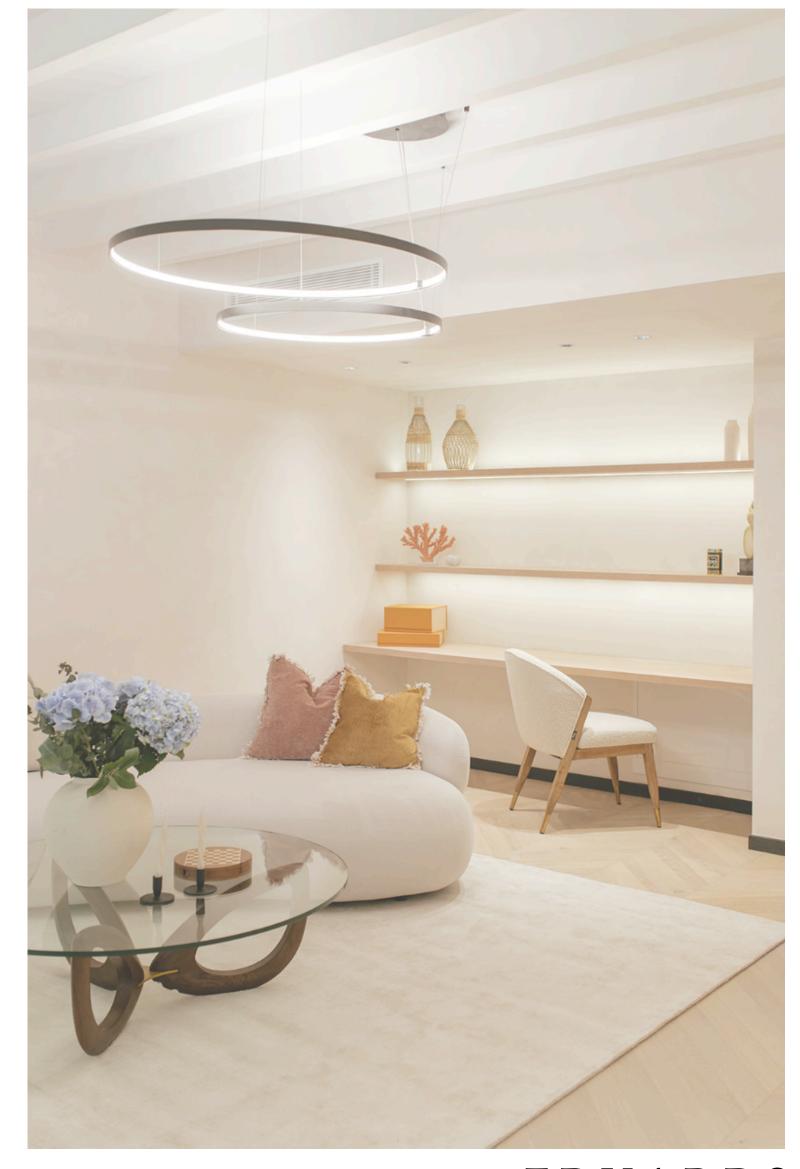
Lights were done by the leading light architect on the island. Most of the lights are dimmable. The switches and outlets are from the German brand Jung in matt black.



## Livingroom

This remarkable living room boasts oak chevron parquet flooring and limestone-painted walls. A small working space with oak shelves with LED lights. A fully restored woodburning fireplace in pink marble, and a captivating curtain niche with LED lights. Experience the perfect blend of luxury and style in this exquisite residence.





EDUARDS PROPERTIES

## Dining room (or bedroom 1)

Elevate your space whether it's used as a dining or bedroom, the room offers a timeless beauty of oak chevron parquet flooring, and limestone-painted walls in a serene eggshell hue. A separate room that can be used as a walk-in closet or small work studio has stylish sliding pocket doors in black oiled wood with glass windows. Experience a harmonious blend of elegance and sophistication in either the bedroom or dining room.



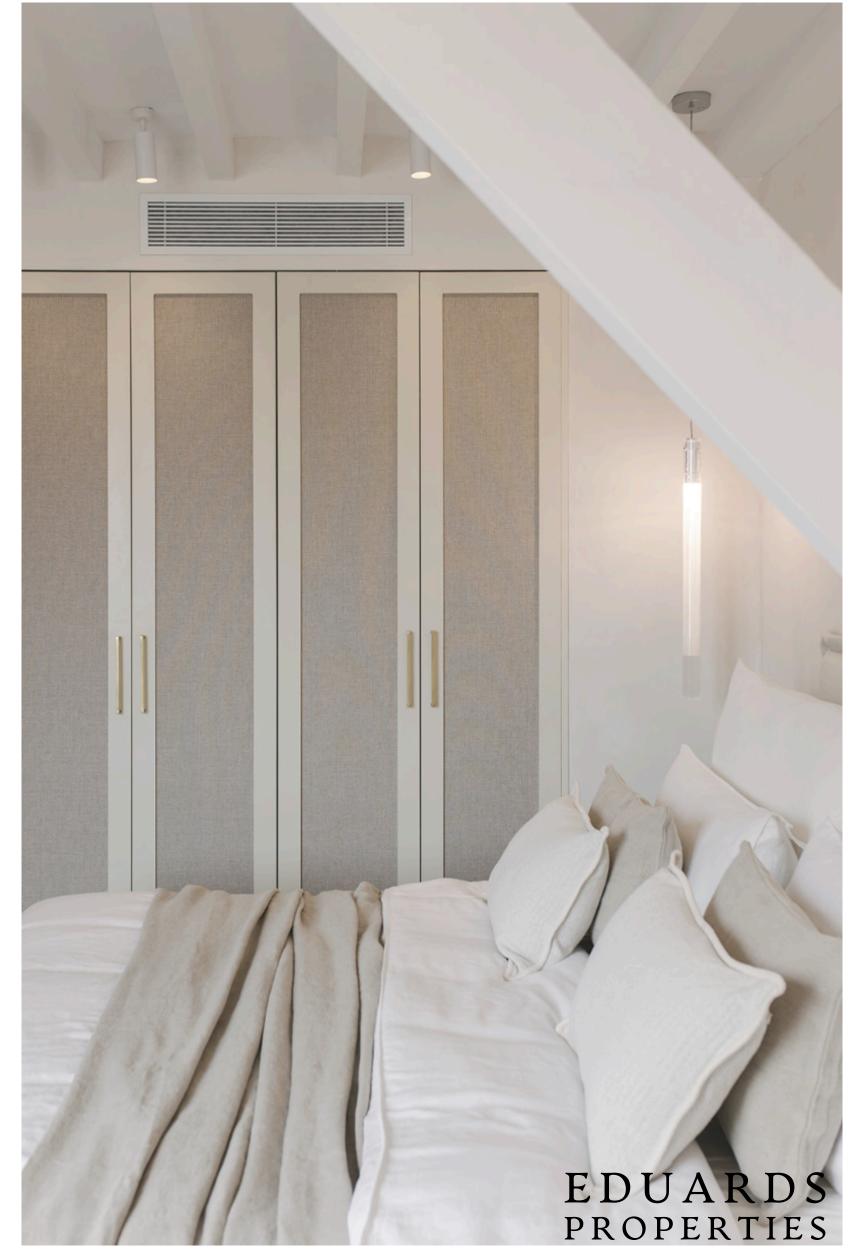


### Bedroom 2

Indulge in luxury in the ensuite bathroom with oak chevron parquet flooring, serene eggshell lime stone painted walls, and custom-made off-white closets adorned with Linen fabric and built-in LED lights. Experience elegance and functionality in this refined space.

This bedroom also offers a spacious ensuite bathroom.



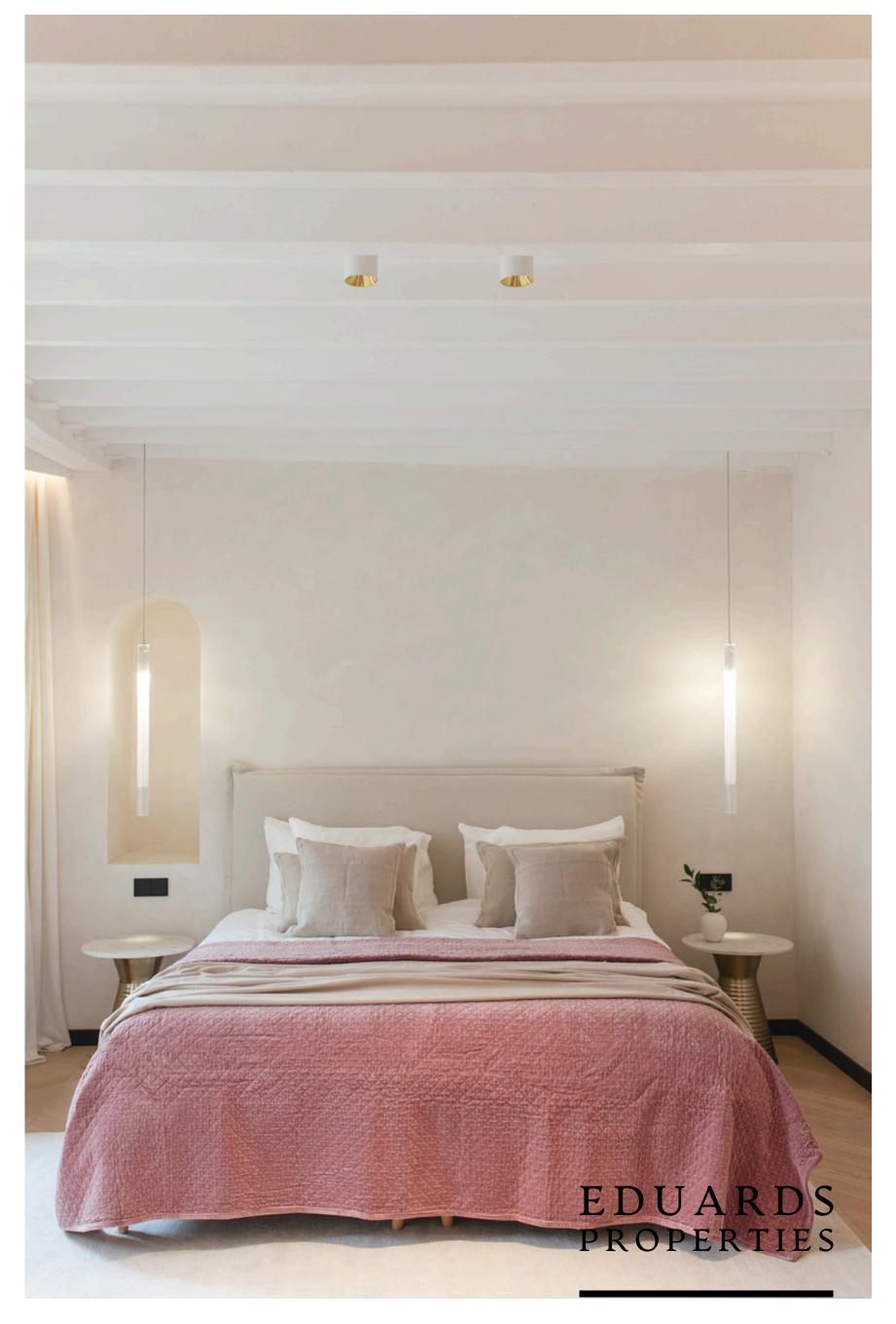


## Primary bedroom

This luxury primary bedroom and ensuite bathroom feature oak chevron parquet flooring, serene eggshell lime stone painted walls, and a mesmerizing gas-burning fireplace crafted from green Onyx stone. Experience the perfect blend of elegance and comfort in this refined sanctuary with access to a spacious walk-in closet

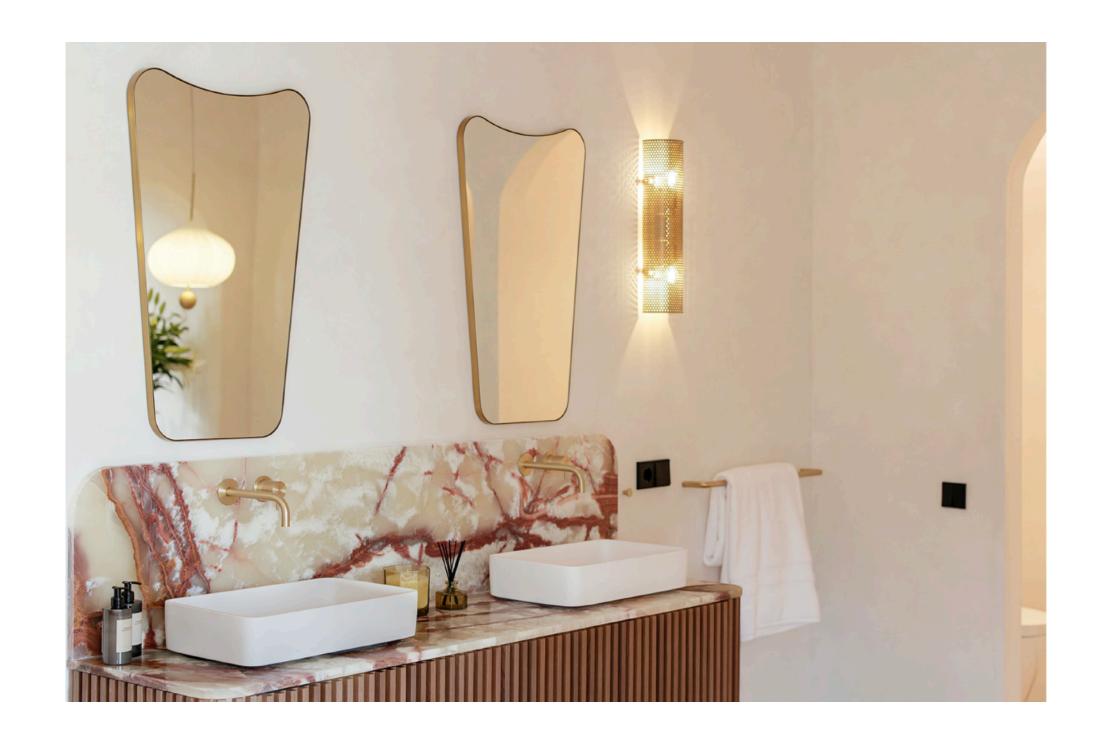




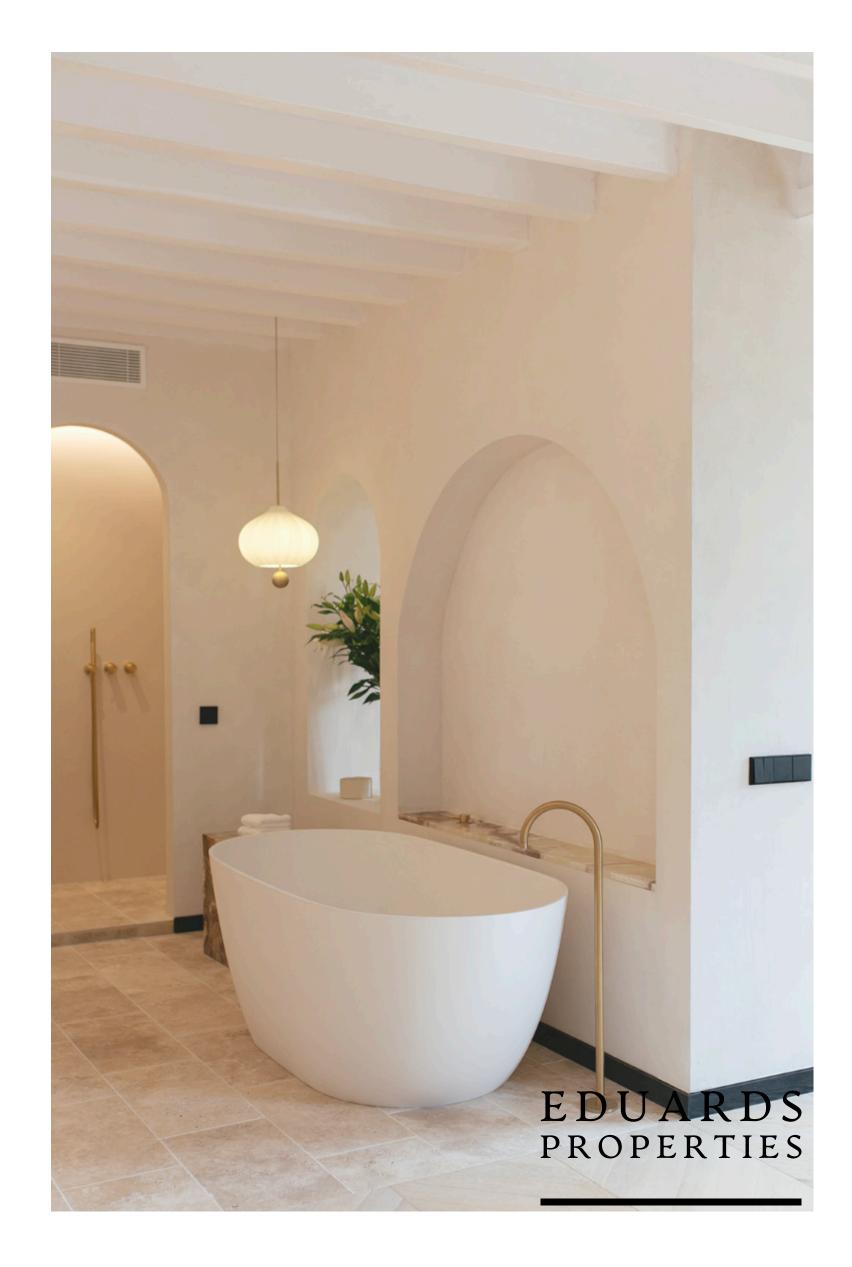


## Primary ensuite bathroom

Luxury stone floors in travertine and a micro cement shower wall. Experience opulence with brushed gold taps and shower fixtures from Iconico. Enjoy the convenience of a smart toilet with advanced features and the elegance of an oak sink/furniture with a Green Onyx countertop. Create a soothing ambiance with the recessed ceiling and built-in LED lights in the shower. Complete your experience with a luxurious bathtub and faucet from Iconico.







## Primary walk-in closet

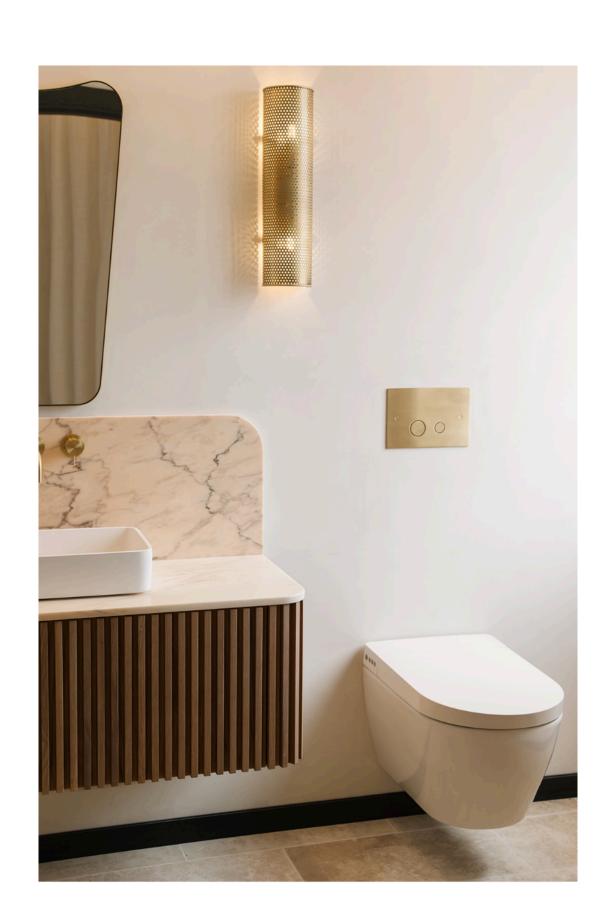
Elevate your living experience with the captivating features of this exceptional walk-in closet. Enjoy the timeless beauty of chevron oak floors and the serene ambiance created by limestone-painted walls. luxury handmade off-white closets adorned with linen fabric and LED lights. A wardrobe island featuring drawers and dedicated jewelry storage.





### Bathroom 1 & 2

Experience luxurious living with these elegant bathrooms. From the captivating stone floors in travertine and the sleek micro cement shower wall to the opulent brushed gold taps and shower fixtures from Iconico, every detail exudes sophistication. Enjoy the convenience and comfort of the smart toilet with advanced functions, while the handcrafted oak sink/furniture adds a touch of natural beauty. The pink marble countertop, recessed ceiling with built-in LED lights, and elegant wall light from Eicholtz complete the luxurious ambiance. Elevate your lifestyle in this stunning bathroom.





## Hallway

Custom- and handmade -made wardrobes in offwhite and linen fabric.

In-built shelves with light in the arch, wooden shelves in oiled black wood

Doors in solid wood, black oil, handmade by a carpenter, handmade handles in solid iron.

Oak chevron floors.

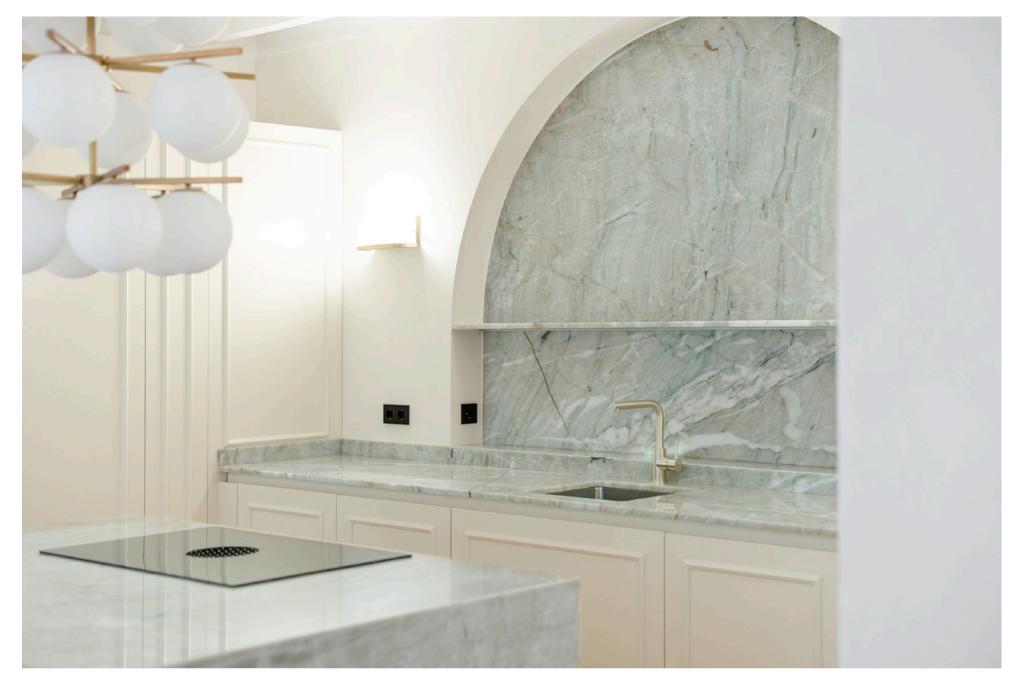
Limestone painted walls.

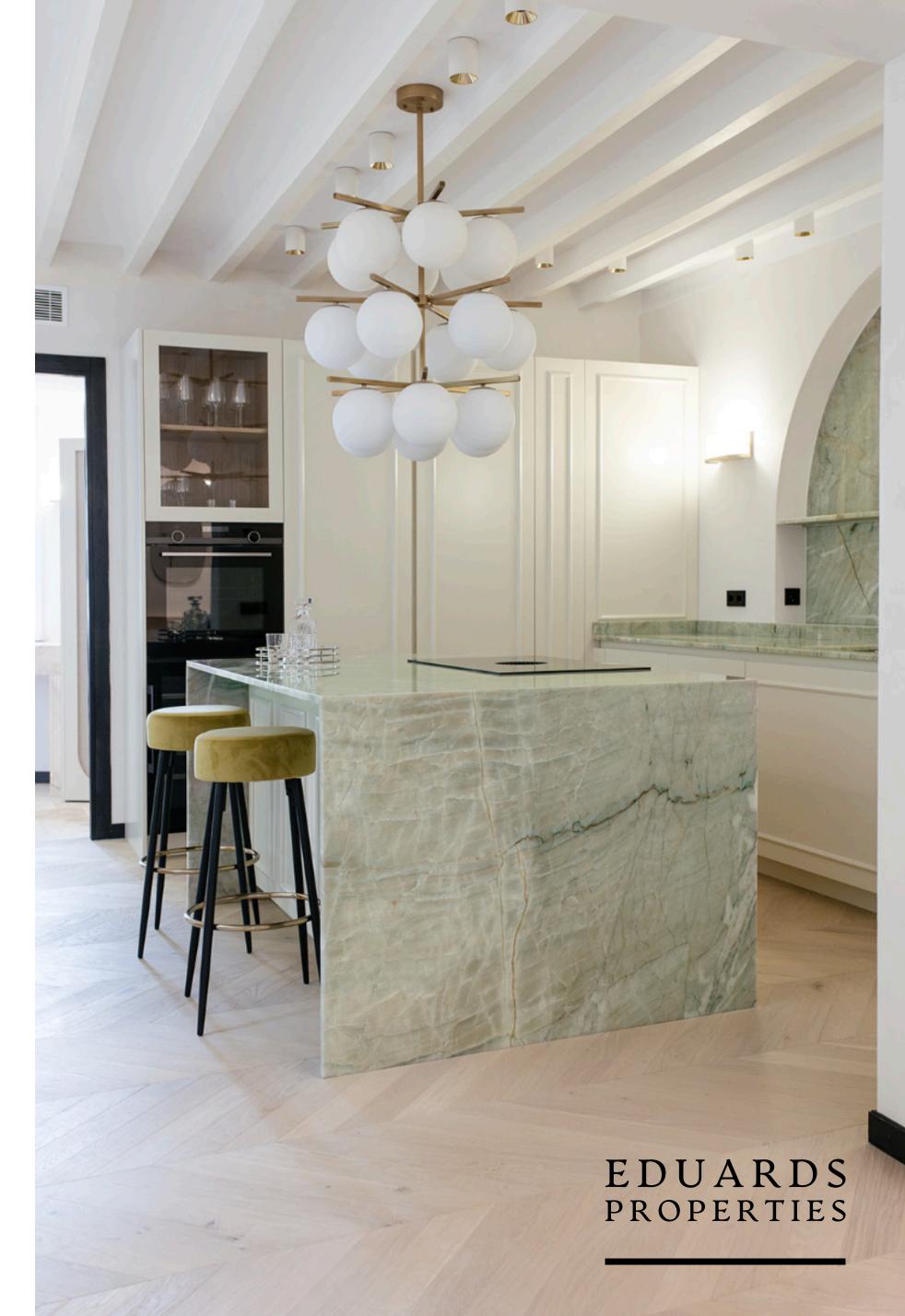


### Kitchen

Experience the epitome of luxury in this exceptional kitchen. The oak chevron parquet flooring and limestone-painted walls exude elegance. Indulge in the custom, handmade kitchen in off-white, complemented by a green quartzite countertop (one of the hardest stones and therefor suitable for kitchens). The high-end appliances, including a Bora stove with integrated extractor, Siemens washing machine, fridge, freezer, oven, and wine fridge, ensure both style and functionality.







### Trasteros & terrace

#### Trastero 1

Whether you desire a storage area or a chill lounge for kids, the first room offers endless possibilities. The second room serves as a perfect office, gym, or guest room. Enjoy the convenience of the technical room with its ventilated door, housing amenities like the gas burner, water tank, and water pressure pump. Capture stunning views of La Rambla through the window while enjoying the comfort of insulated walls and the convenience of AC split units. Admire the elegance of the white-painted beams, crema marfil stone floors, and the handcrafted black oiled wood entrance door.

#### Trastero 2:

Discover the additional storage space in Trastero 2, offering access to the terrace. The white kitchen furniture features ample drawers and a wine fridge. Wooden countertop and e crema marfil stone floor. And white skirting. Terrace door, with double climate glass and white painted wood.

#### Terrace:

Step out onto the terrace, a hidden gem that offers a serene escape right at your doorstep. While it is a communal terrace, its exclusive access through the private trastero ensures a sense of privacy and personal enjoyment. Approximately 25 sqm, and sunshine all year round. The synthetic wood in antique gray creates stylish and low-maintenance flooring.



## Furniture, lights & decor

This fully furnished and impeccably styled home where every detail has been carefully curated for your convenience and enjoyment. As a bonus, all furniture, curtains, lighting fixtures, and decor are included in the price, creating a seamless transition into a space that is ready to be called your own. From the tastefully selected furnishings to the elegant curtains and captivating light fixtures, every element has been thoughtfully chosen to enhance the beauty and functionality of each room.



### Elevator

Elevator and Staircase Update: A comprehensive plan is in motion to not only introduce an elevator but also upgrade the staircase to further enhance the building's accessibility and aesthetics. The community has made the decision to install an elevator, and an experienced architect is overseeing the project. In addition to the elevator installation, the staircase will undergo a simultaneous update. With careful consideration for both functionality and preserving the history of the building.

