

B O  
S S E  
R I A

APARTMENT 1  
BOSSERIA

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## INTRODUCTION

In the heart of Palma's Old Town an iconic Art Nouveau building has been reimagined for gracious, modern living.

Built in 1904, the five-storey building, which was once the city dwelling of one of Mallorca's noble families, is being redeveloped into an exclusive collection of sophisticated, urban homes.

Located within walking distance of shops, cultural centres, cafes and restaurants, when complete, this modernist gem with a leafy, internal courtyard will consist of seven one-of-a-kind residences: five spacious apartments with balconies and bay windows overlooking the street, and two impressive penthouses with private roof terraces offering views over the city.

Due to its historic importance, the building is protected, so many of the original architectural and decorative features have been preserved throughout. The blend of these unique details with modern amenities will create homes that are infused with history, whilst being fully equipped for contemporary living





## APARTMENT 1

Occupying the entire first floor, this sumptuous apartment is a rare find in the city centre: a three to four bedroom, four bathroom residence spanning 227 square metres, with an inviting, plant-filled patio at its heart.

A bright open plan kitchen, living and dining room stretches the width of the façade, with two sets of glass doors and a bay window that let the sunlight to pour in.

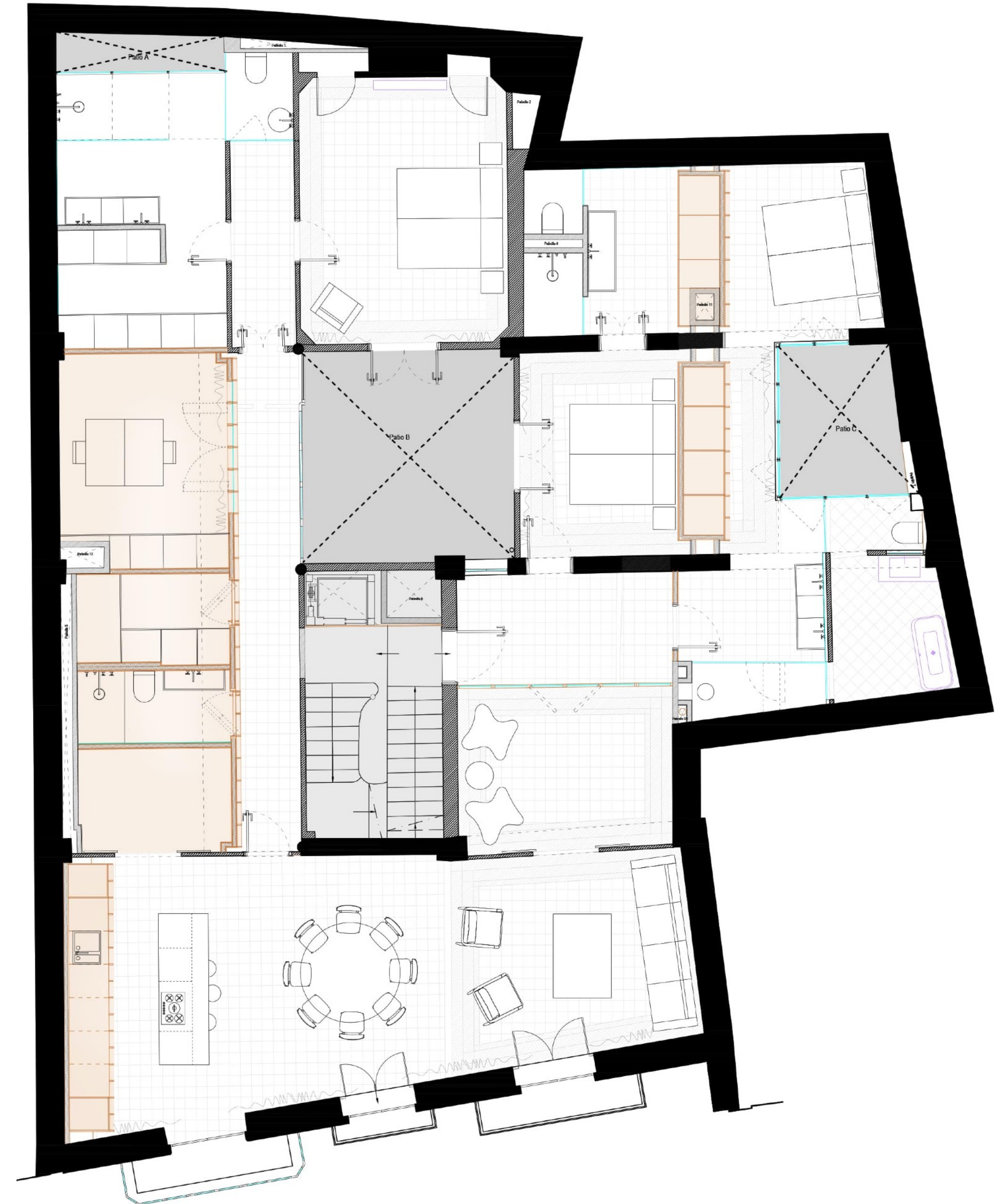
High ceilings with recessed lighting, restored modernist tiles and original wooden window frames with internal shutters retain the original air of gentility, and are enhanced by a modern kitchen with a marble island, an adjoining pantry, and a separate utility room.

In the master bedroom glass doors open onto the patio – your own private oasis – and a separate bathroom and dressing room features a double vanity with integrated sinks, a walk-in shower, and built-in wardrobes.

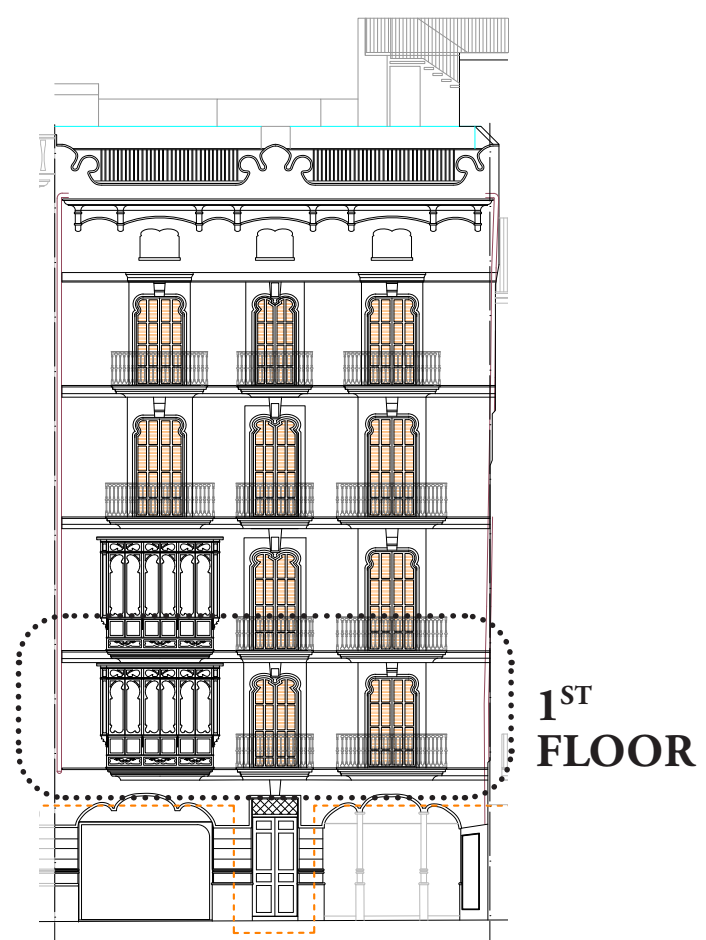
The second bedroom, with an ensuite bathroom and dressing room, also opens onto the patio, while a third bedroom features a modern shower and twin vanity, plus a separate room housing an original 1904 bathtub with original tiles on the floor and ceiling.

As well as a TV room off the living area, this apartment features an additional room panelled in wood that connects to a bathroom, which could be used as a fourth bedroom or as a study or home office.

- Level 1
- 3-4 bedrooms
- 227 sqm built area
- 2 balconies
- 21 sqm patio







- 1 MASTER BEDROOM
- 2 TOILETTE
- 3 MASTER BATHROOM
- 4 BEDROOM
- 5 EN-SUITE BATHROOM
- 6 LAUNDRY ROOM
- 7 TOILETTE
- 8 KITCHEN
- 9 LIVING & DINING ROOM
- 10 TV ROOM
- 11 HALL
- 12 PANTRY
- 13 PATIO

# APARTMENT 1





# THE KITCHEN

Designed to be compatible with contemporary lifestyles, kitchen, dining and entertaining spaces in every residence are open plan, so that cooking becomes a shared, social event. Every kitchen includes a kitchen island with an integrated Bora cooktop, and all are equipped with Miele appliances - including fridges, freezers, dishwashers, and stovetops - many of which are cleverly concealed behind wood-finished cabinetry. Countertops and backsplashes are either grey Zarci marble, with integrated sinks and matt black hardware for a bold, modern aesthetic.





Top –  
Natural  
Stone  
Gray Zarci

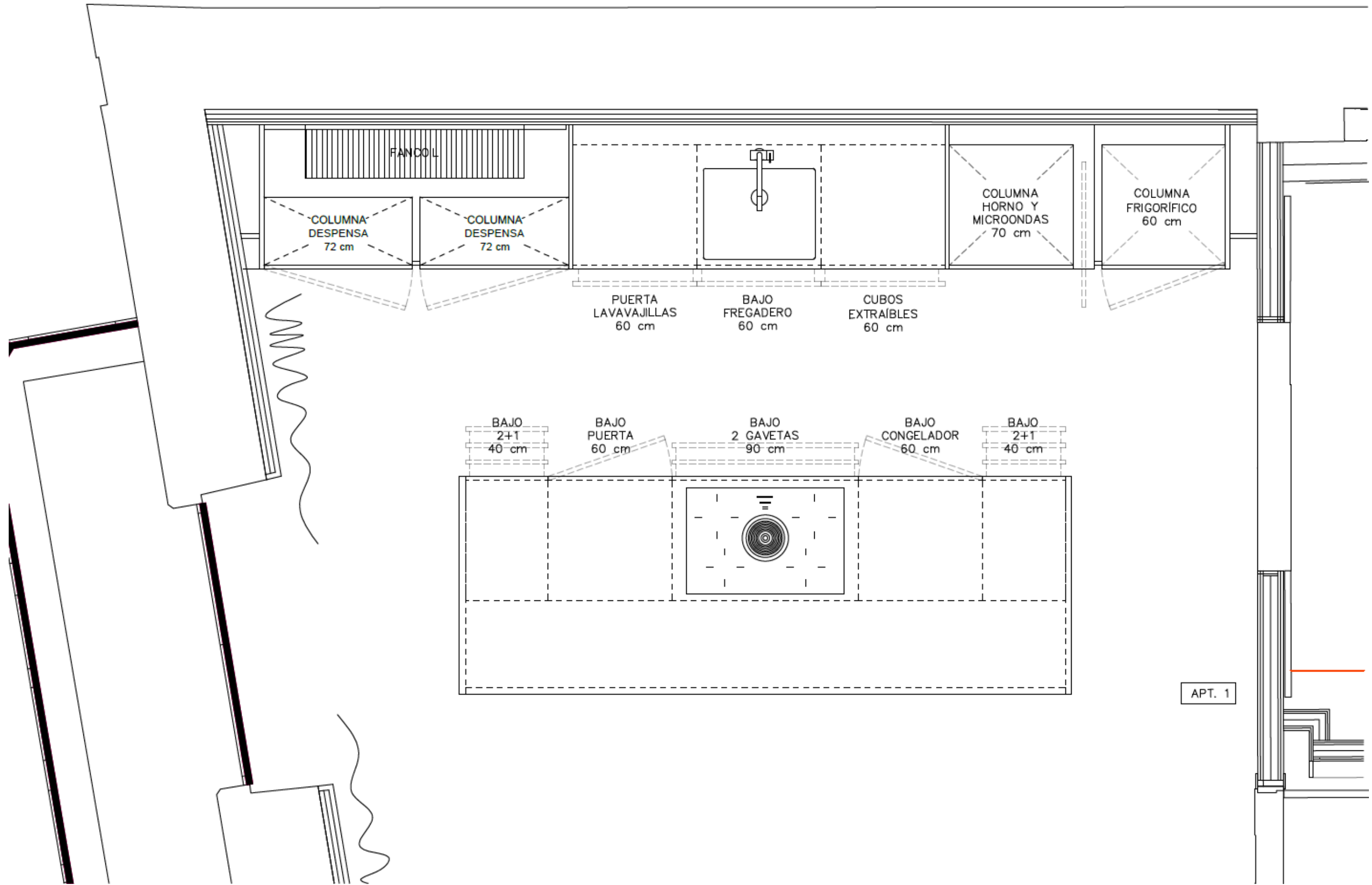


Fronts –  
Wood  
venner to  
choose



Interior –  
Grey  
Antracite

# KITCHEN DESIGN





*Top –  
Natural  
Stone  
Gray Zarci*

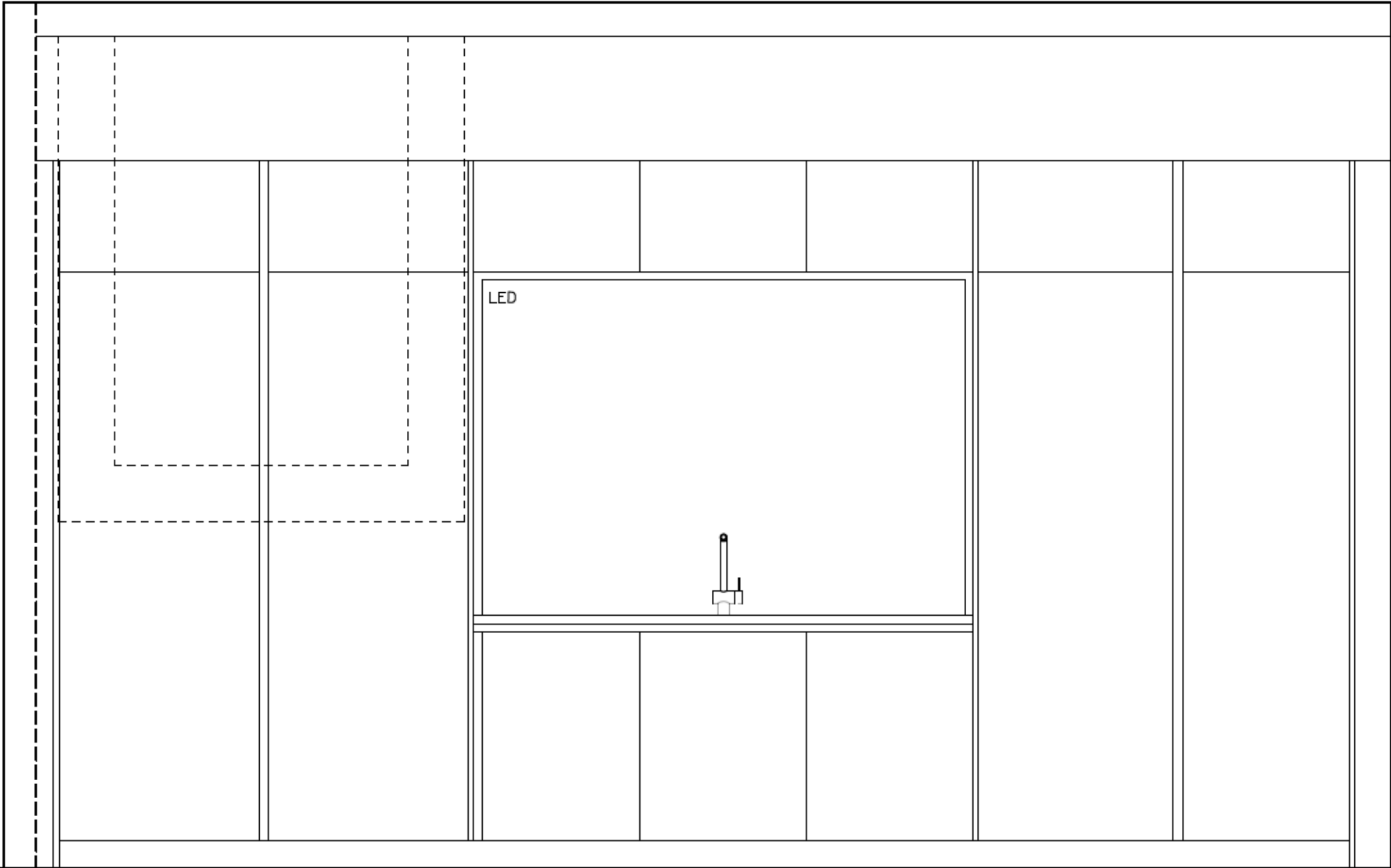
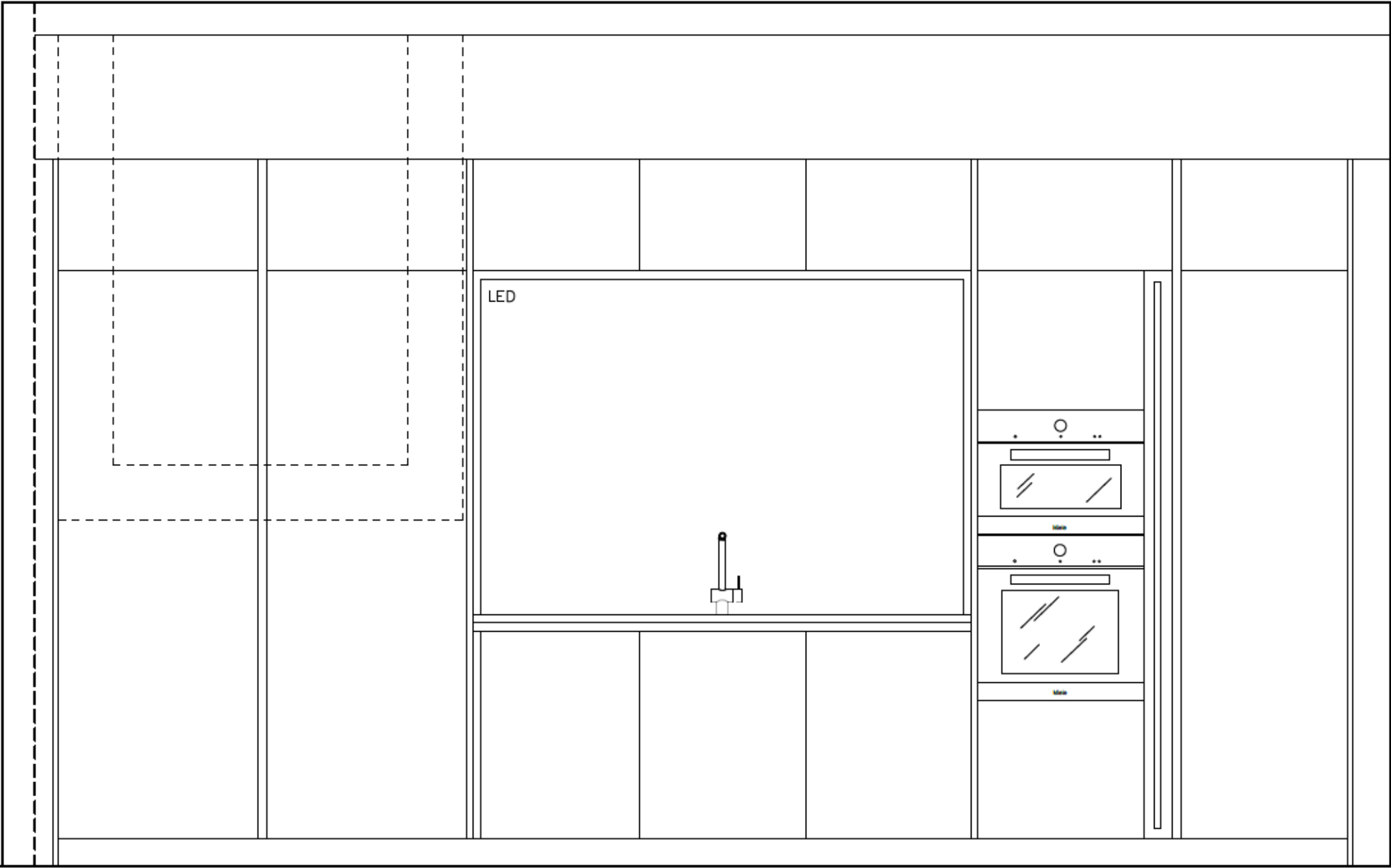


*Fronts –  
Wood  
venner to  
choose*



*Interior –  
Grey  
Antracite*

# KITCHEN DESIGN



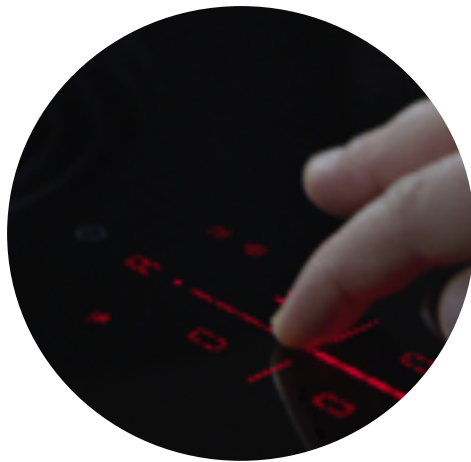
Electrical appliances



*BORA PURE*  
Induction hob with  
Integrated cooktop  
Ref: PURU



*MIELE*  
OVEN  
Ref: H 2860 BP



*MIELE*  
MICROWAVE  
Ref: M 2240 SC

## THE BEDROOMS

The bedrooms, all with private ensuite bathrooms, are elegant retreats. Restored antique floor tiles or new marble floors are paired with off-white walls, dark wood panelling and crown moulding or beamed ceilings to create spaces that are rich in texture and calm in ambience. Bedrooms are located adjacent to the patios, so the filtered light that enters promises a gentle awakening each day and built-in wardrobes in every suite ensure sleeping areas remain uncluttered and restful



## THE BATHROOMS

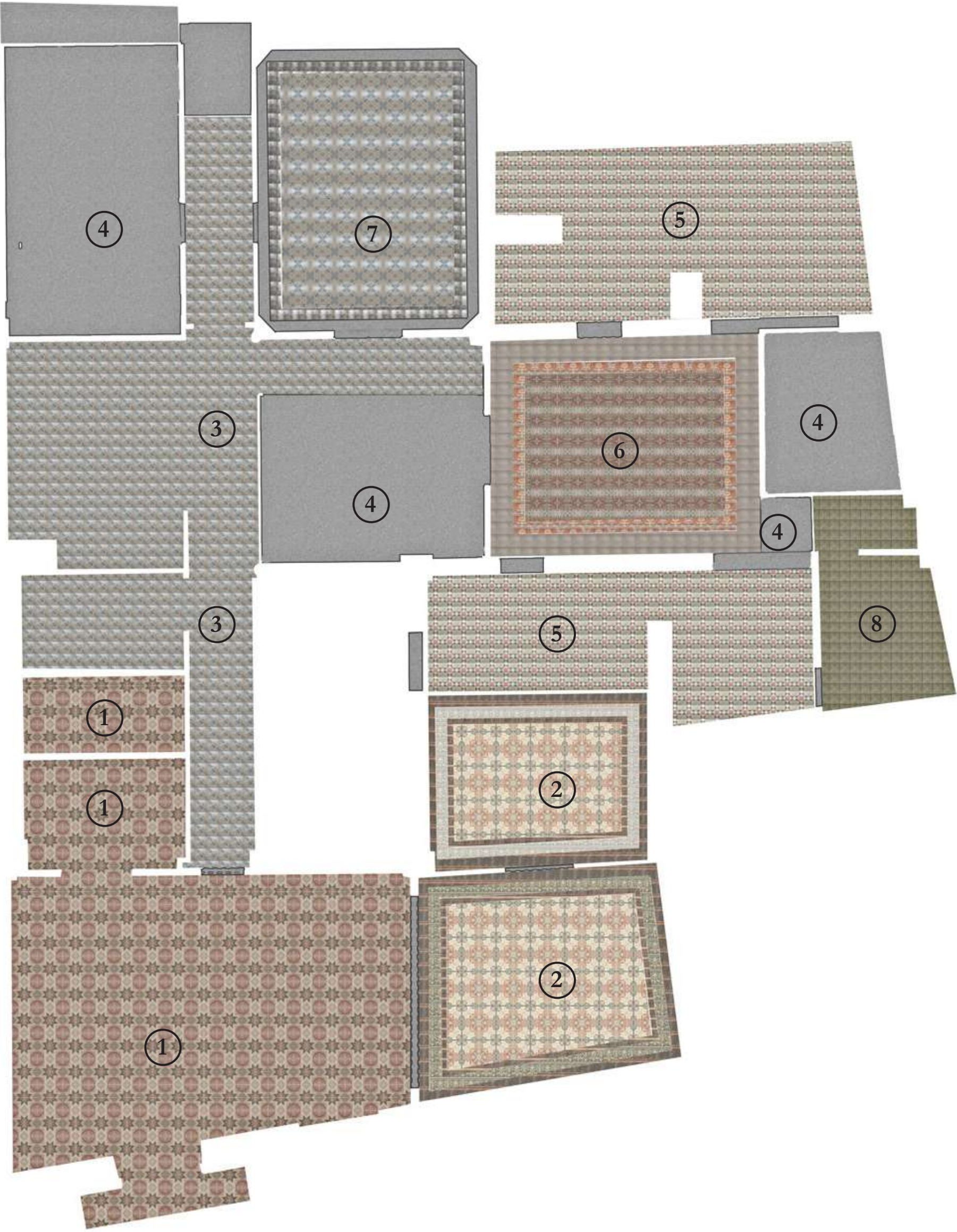
The fresh, modern bathrooms are soothing spaces to let the stresses of the day fall away. Featuring a mix of wood, glass and natural stone – grey Zarci marble in the apartments and Volakas marble in the penthouses – all bathrooms feature walk-in showers with rain shower heads, ribbed glass partitions, and integrated sinks seamlessly carved from the stone. Large mirrors, discreet lighting and matt black hardware add up to inviting and sophisticated spaces to unwind.

- Black ICÓNICO faucets A2-LP22 or similar
- Black ICÓNICO hardware
- Bespoke CONTAIN black direct illumination
- Walnut wood
- Grey Zarci marble



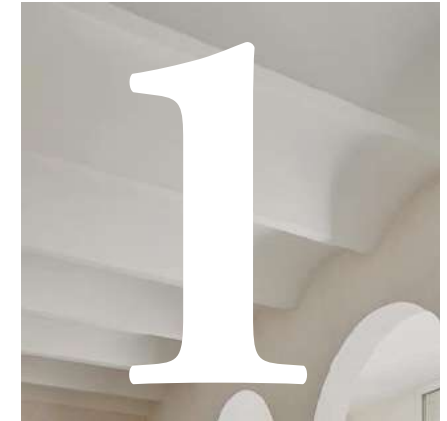
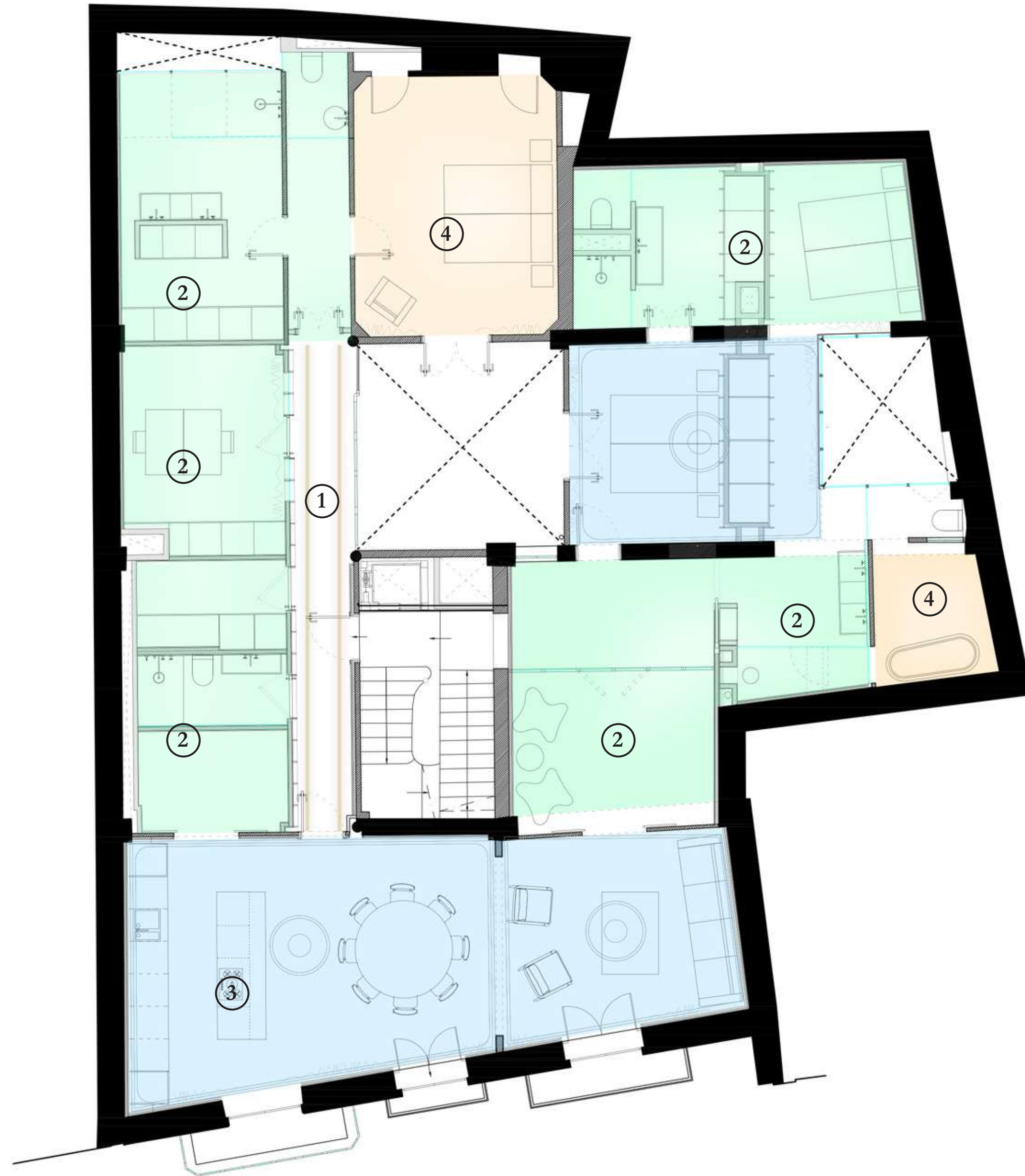
# THE FLOORS

Original floors will be restored and placed in it's original room. Once there, they will be vitrified and polished.



## THE CEILINGS

False ceilings with Modernist moulding will be reproduced as they were originally. Existing steel beams will be restored to be exposed.



Exposed original  
steel beams



Flat regular  
false ceilings



Modernist  
moulding



Original  
modernist tiles



## ABOUT US

Bacco Properties is a Mallorca-based property development firm specialising in creating exclusive, luxury homes. Our aim is to set the scene for an elegant and sophisticated Mediterranean lifestyle.

We are passionate about finding architectural gems and transforming them into beautiful apartments that combine historic charm with modern comforts. We partner with skilled architects and designers to ensure that no detail is overlooked and that every home is functional, comfortable and aesthetically appealing.

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