

B O
S S E
R I A

PENTHOUSE APT 6

BOSSERIA

INTRODUCTION

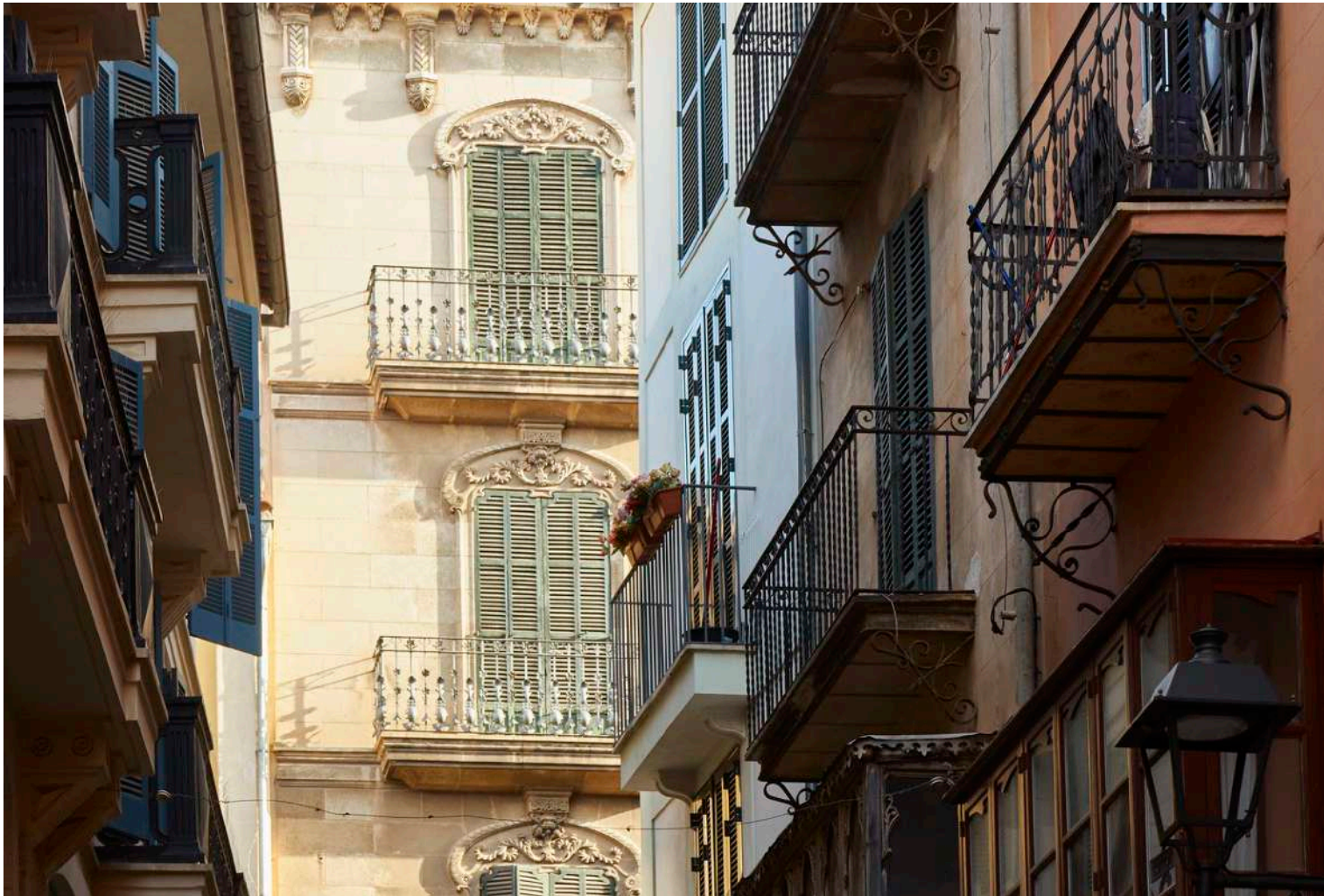
In the heart of Palma's Old Town an iconic Art Nouveau building has been reimagined for gracious, modern living.

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





PENTHOUSE APARTMENT 6

This outstanding three-bedroom, three-bathroom duplex 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 bedrooms with ensuite bathrooms. The master bedroom features windows into the central patio, built-in wardrobes and Mallorquin tiles on the floors, while the second bedroom has glass-panelled doors to allow light in from the patio. Both bathrooms are luxuriously finished in Volakas marble and walnut wood and feature walk-in showers and double vanities with integrated marble sinks.

On the upper level, an open concept kitchen, dining and living room wrap around two sides of the central patio. Full height windows facing the courtyard and a light well at the rear bathe this space in natural light.

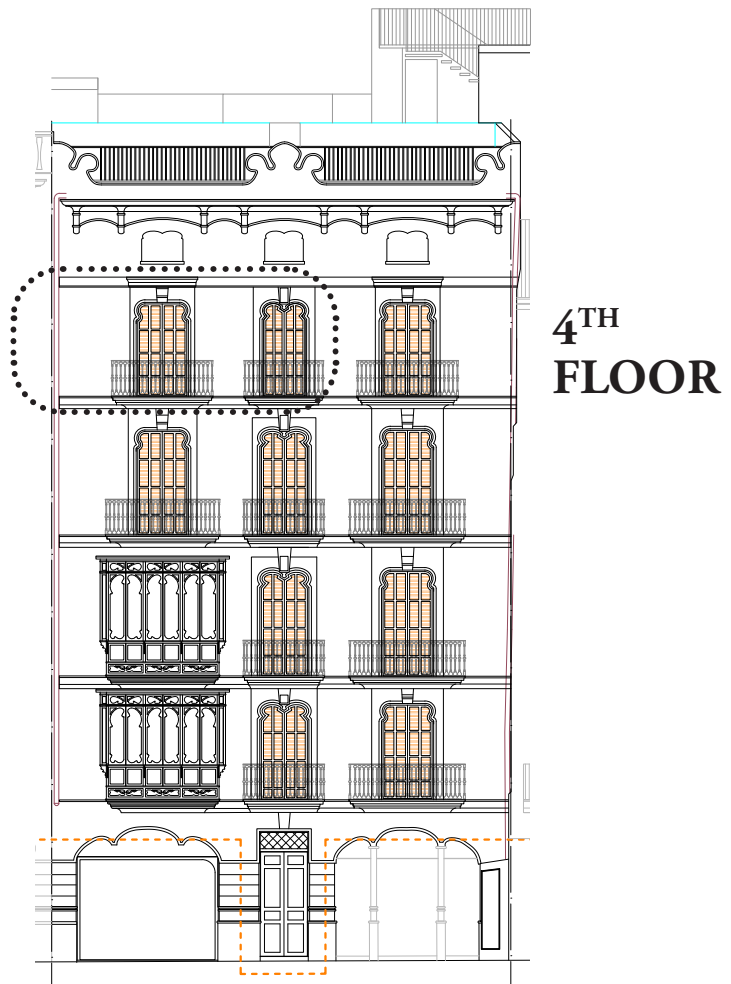
The sleek kitchen, finished in walnut wood with a marble-topped island and integrated sink, is equipped with top-quality Gaggenau appliances, including a wine fridge. Also on this level is a large third bedroom with a sloping ceiling, an ensuite shower room, and a storage room. Volakas marble floors with a wood trim and exposed wooden beams extend throughout this level, lending it timeless, elegant appeal.

From here, stairs lead up to a sunny, 76 m² terrace with sweeping views of Santa Eulalia church, the Cathedral and the Bellver Castle. Spread over varying levels, this is a privileged place to soak up the sun on winter days and enjoy warm summer nights high above the bustle of the city.

- Level 4,5
- 3 bedrooms
- 243 sqm built area
- 2 balconies
- 76 sqm terrace

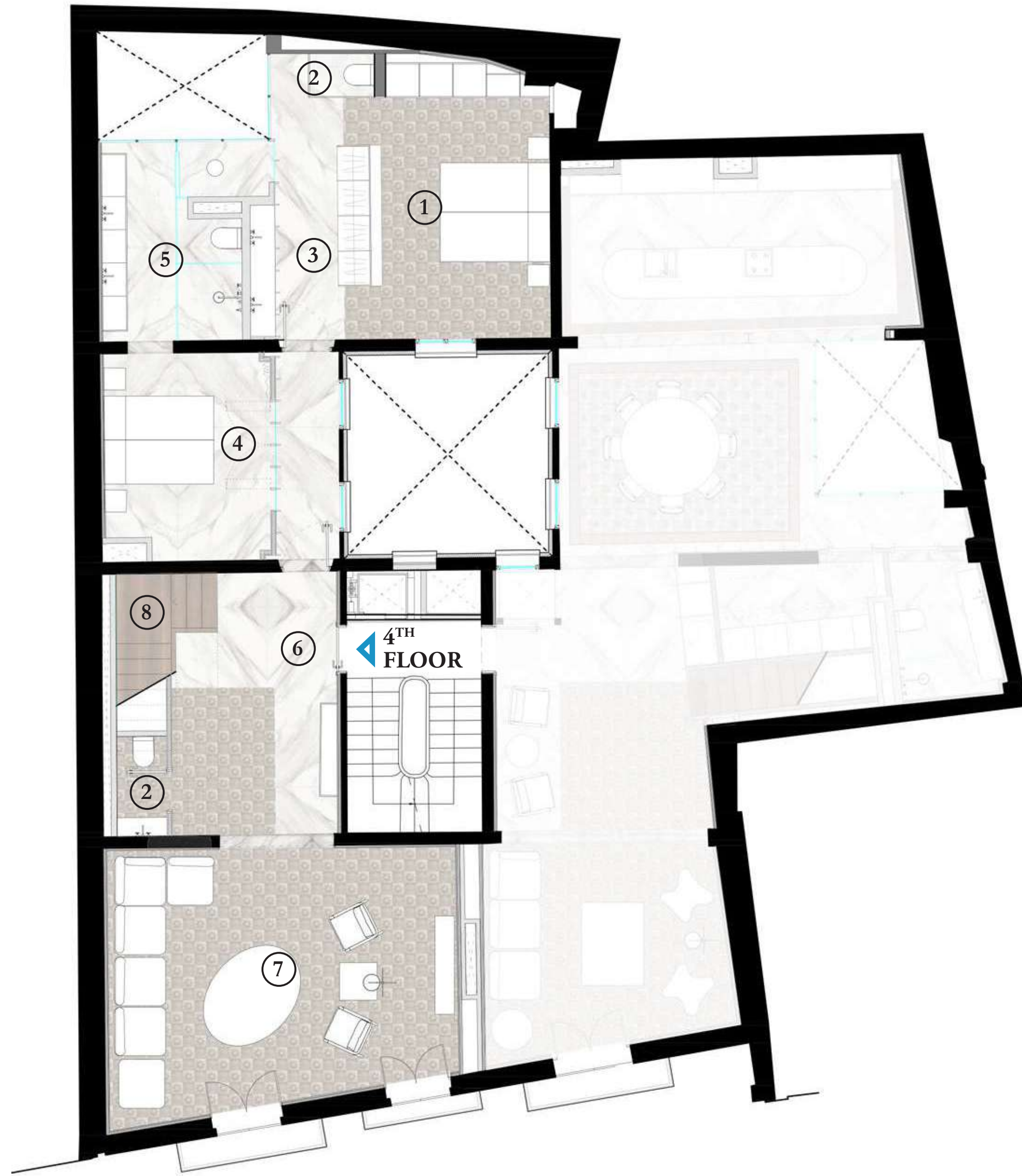






- 1 MASTER BEDROOM
- 2 TOILETTE
- 3 MASTER BATHROOM
- 4 BEDROOM 2
- 5 EN-SUITE BATHROOM
- 6 HALL
- 7 LIVING ROOM
- 8 STAIRCASE

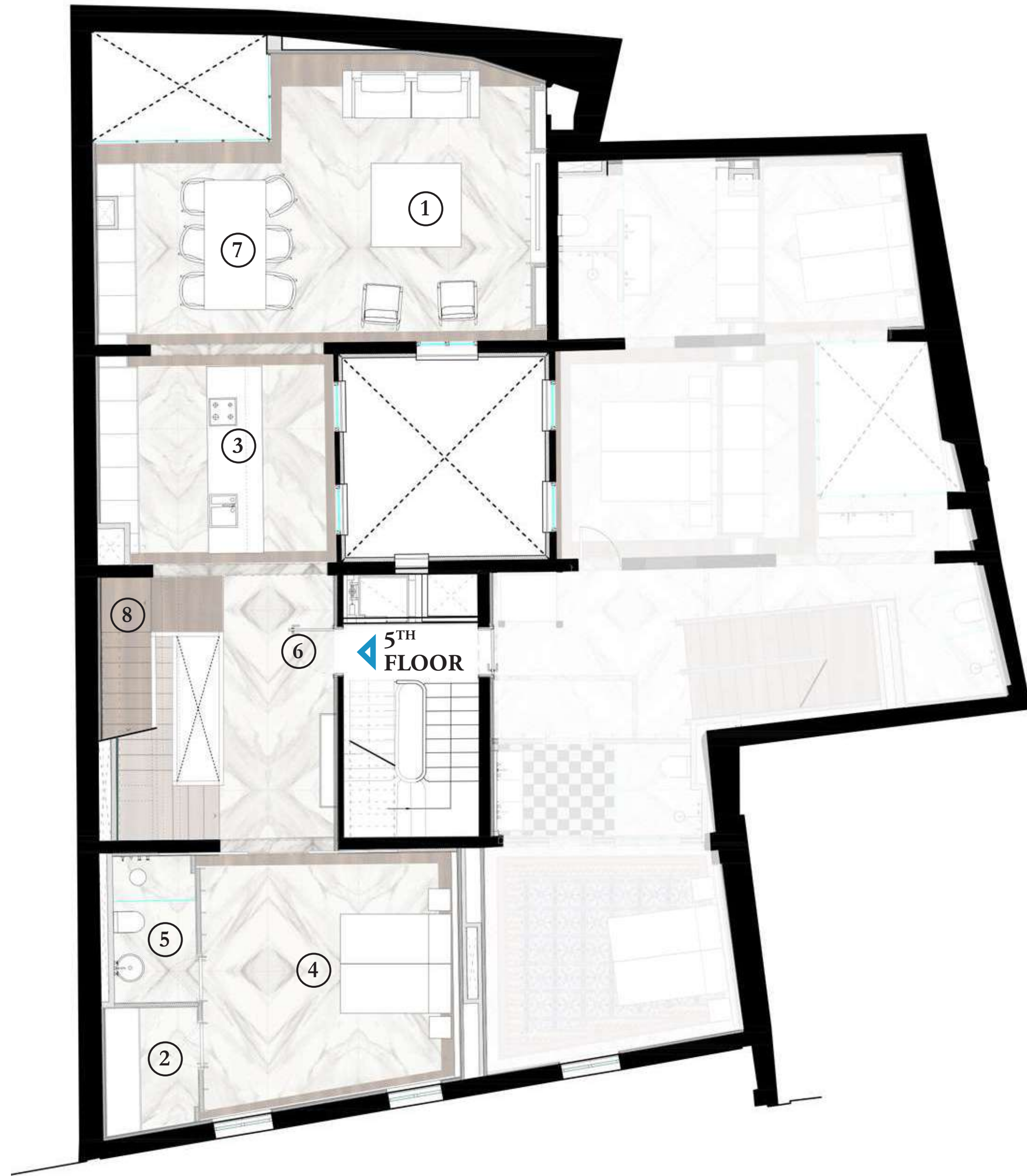
4TH FLOOR
PENTHOUSE APARTMENT 6

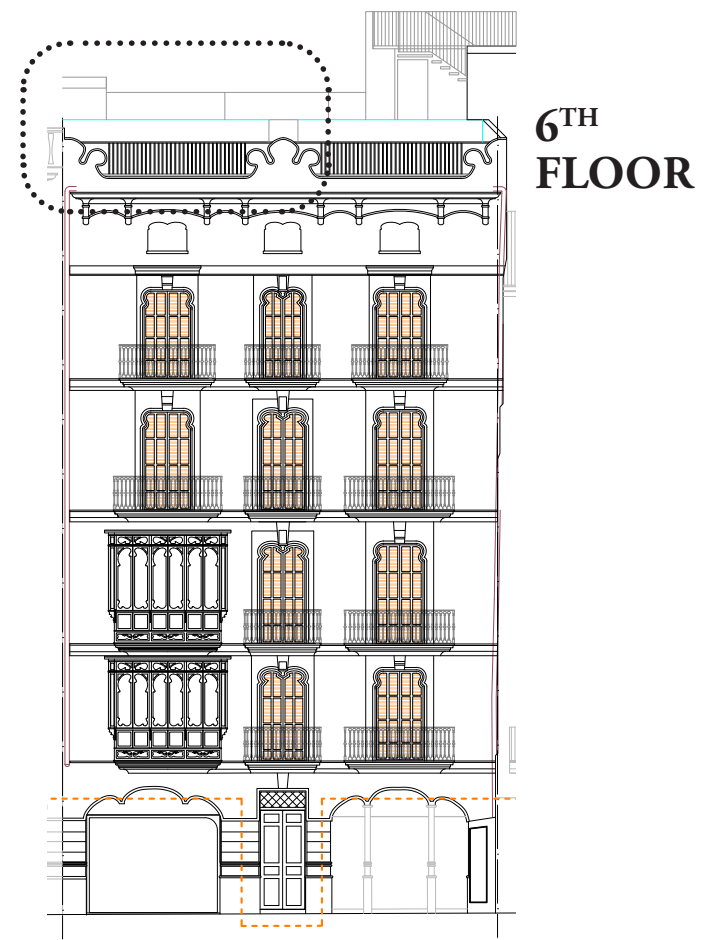




- 1 FAMILY ROOM
- 2 LAUNDRY ROOM
- 3 KITCHEN
- 4 GUEST ROOM
- 5 EN-SUITE BATHROOM
- 6 HALL
- 7 DINING ROOM
- 8 STAIRCASE

5TH FLOOR
PENTHOUSE APARTMENT 6





- 1 STAIRCASE
- 2 OUTDOOR KITCHEN
- 3 TERRACE



6TH FLOOR
PENTHOUSE APARTMENT 6

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 equipped with Gaggenau appliances - including fridges, freezers, dishwashers, and stovetops - many of which are cleverly concealed behind wood-finished cabinetry. Countertops in Volakas marble, with integrated sinks and matt black hardware for a bold, modern aesthetic.





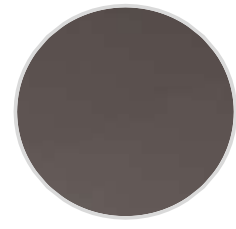
Top –
Natural
Stone
Volakas



Fronts –
Wood
venner to
choose

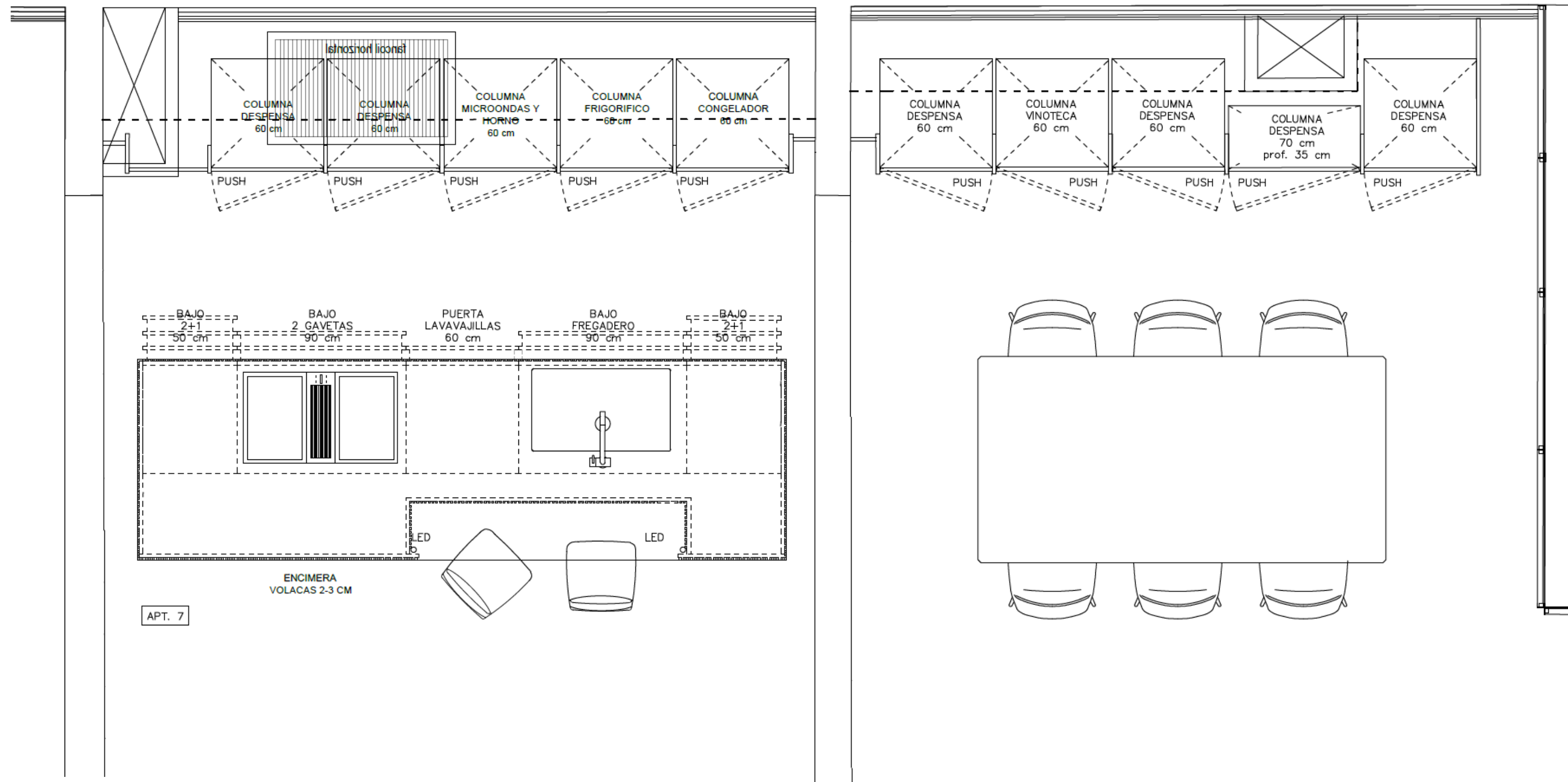


Fronts –
Half round
Wood
finish



Interior –
Grey
Antracite

KITCHEN DESIGN



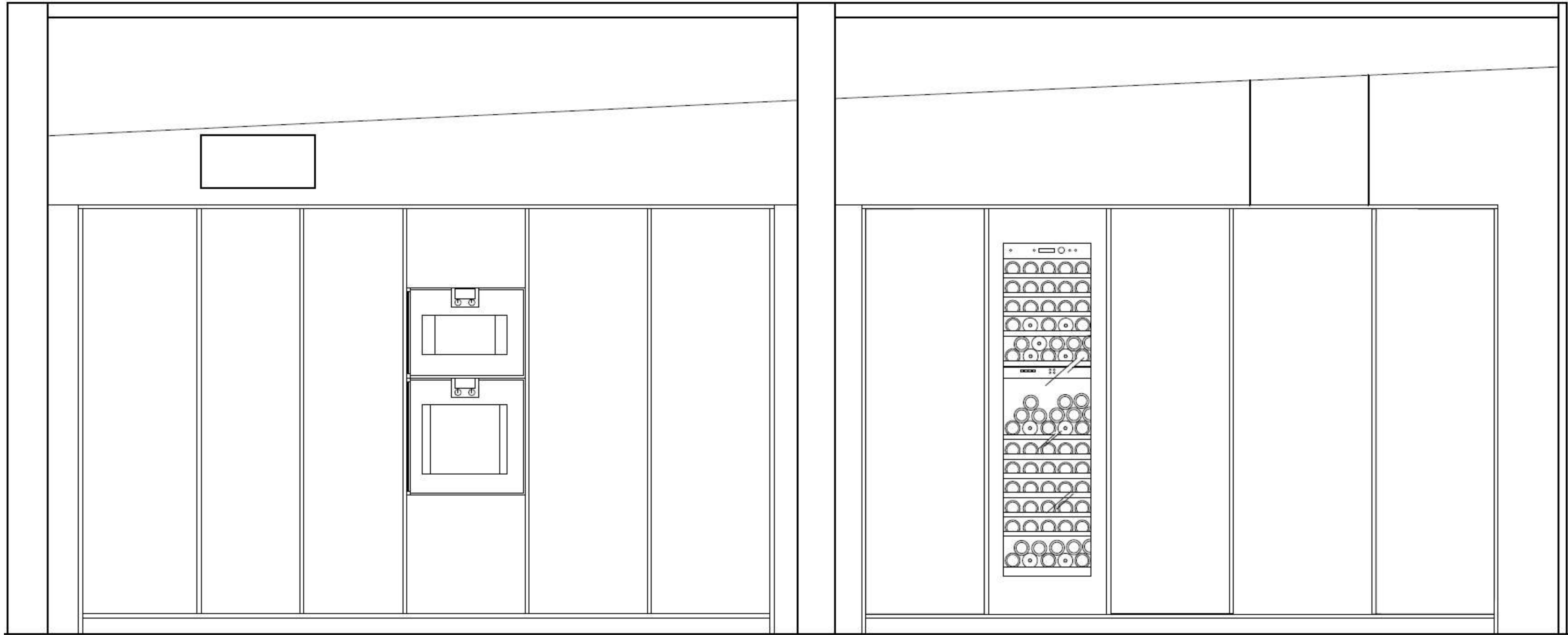
KITCHEN DESIGN



*Fronts –
Wood
venner to
choose*



*Interior –
Grey
Antracite*

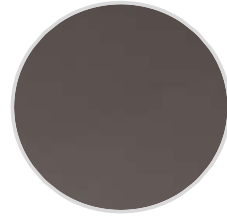




*Top –
Natural
Stone
Volakas*



*Fronts –
Half round
Wood
finish*



*Interior –
Grey
Antracite*

KITCHEN DESIGN



Electrical appliances

BORA



BORA PURE
Induction hob with
Integrated cooktop
Ref: PURU

GAGGENAU



GAGGENAU
OVEN
Ref: BOP 22012
Serie 200



GAGGENAU
MICROWAVE
Ref: BMP 224110
Serie 200

THE BEDROOMS

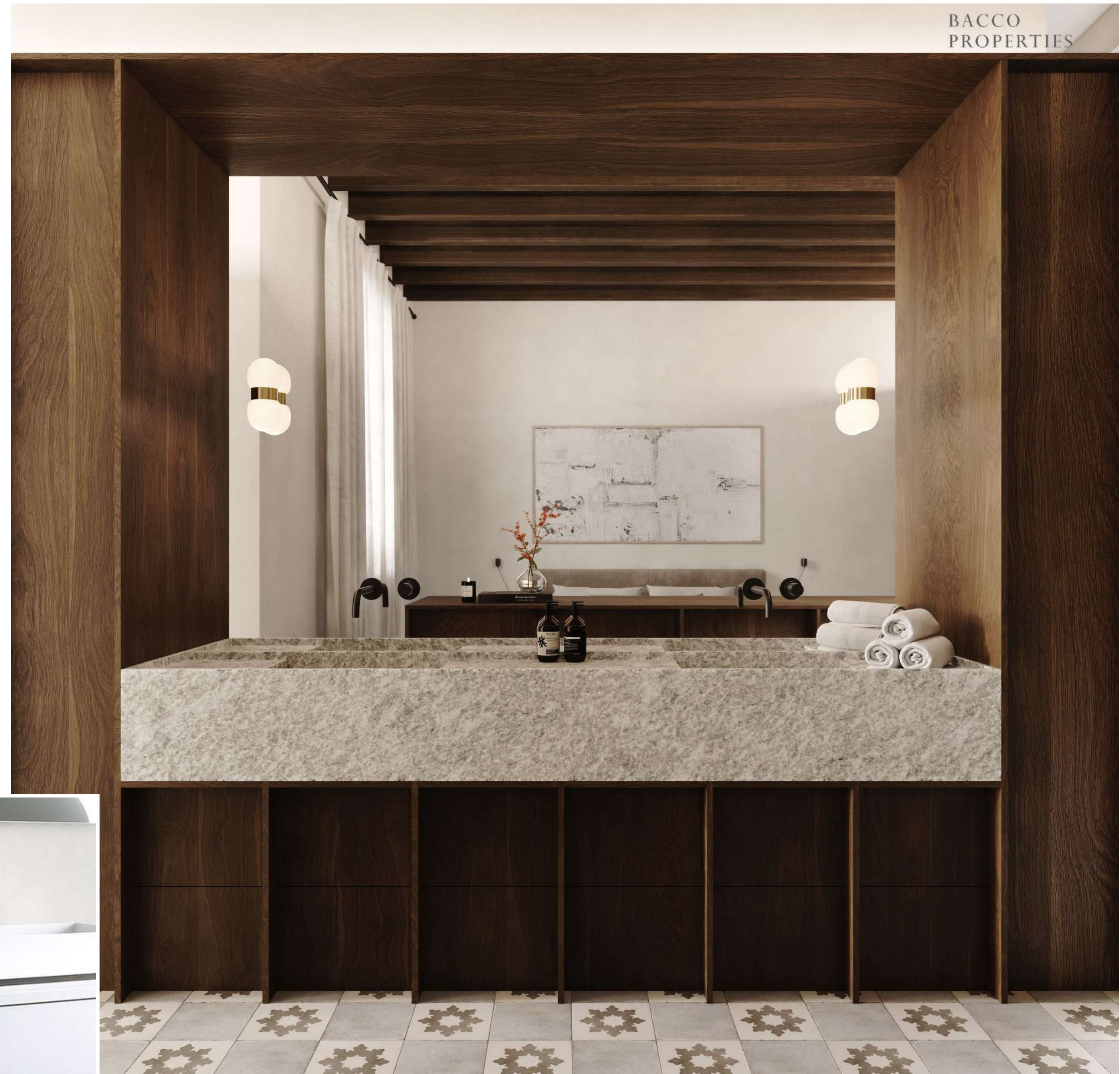
The bedrooms, all with private ensuite bathrooms, are elegant retreats. Restored antique floor tiles or new marble floors are paired with off-white walls, dark wood panelling and crown moulding or beamed ceilings to create spaces that are rich in texture and calm in ambience. Bedrooms are located adjacent 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

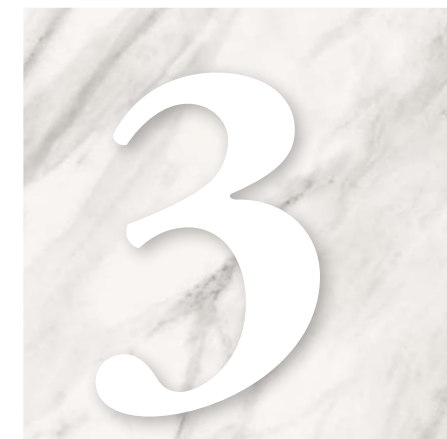
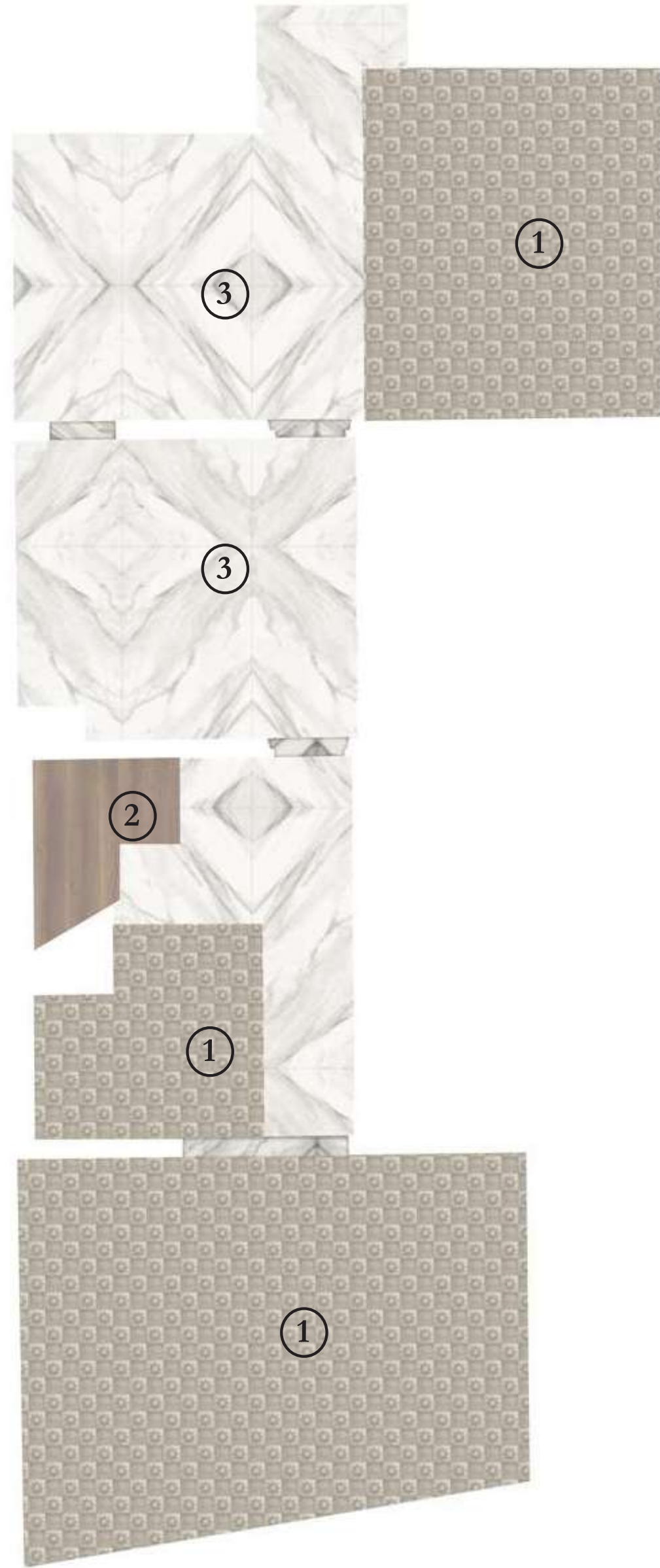


THE BATHROOMS

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.

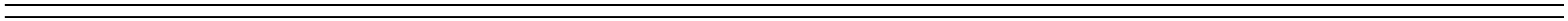
- Black VOLA faucets
- Black ICÓNICO hardware
- Bespoke CONTAIN black direct illumination
- Walnut wood
- Volakas marble





THE FLOORS 4TH

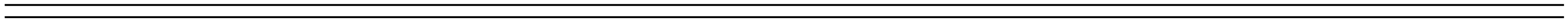
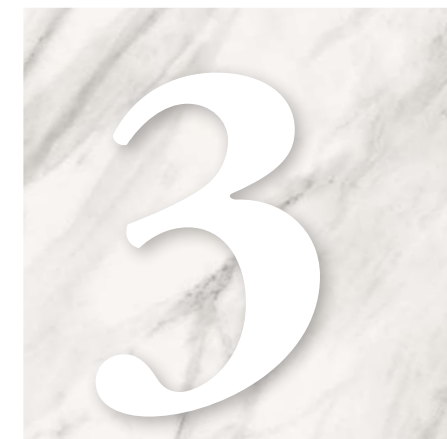
Original floors will be restored and placed in it's original room. Once there, they will be vitrified and polished.





THE FLOORS 5TH

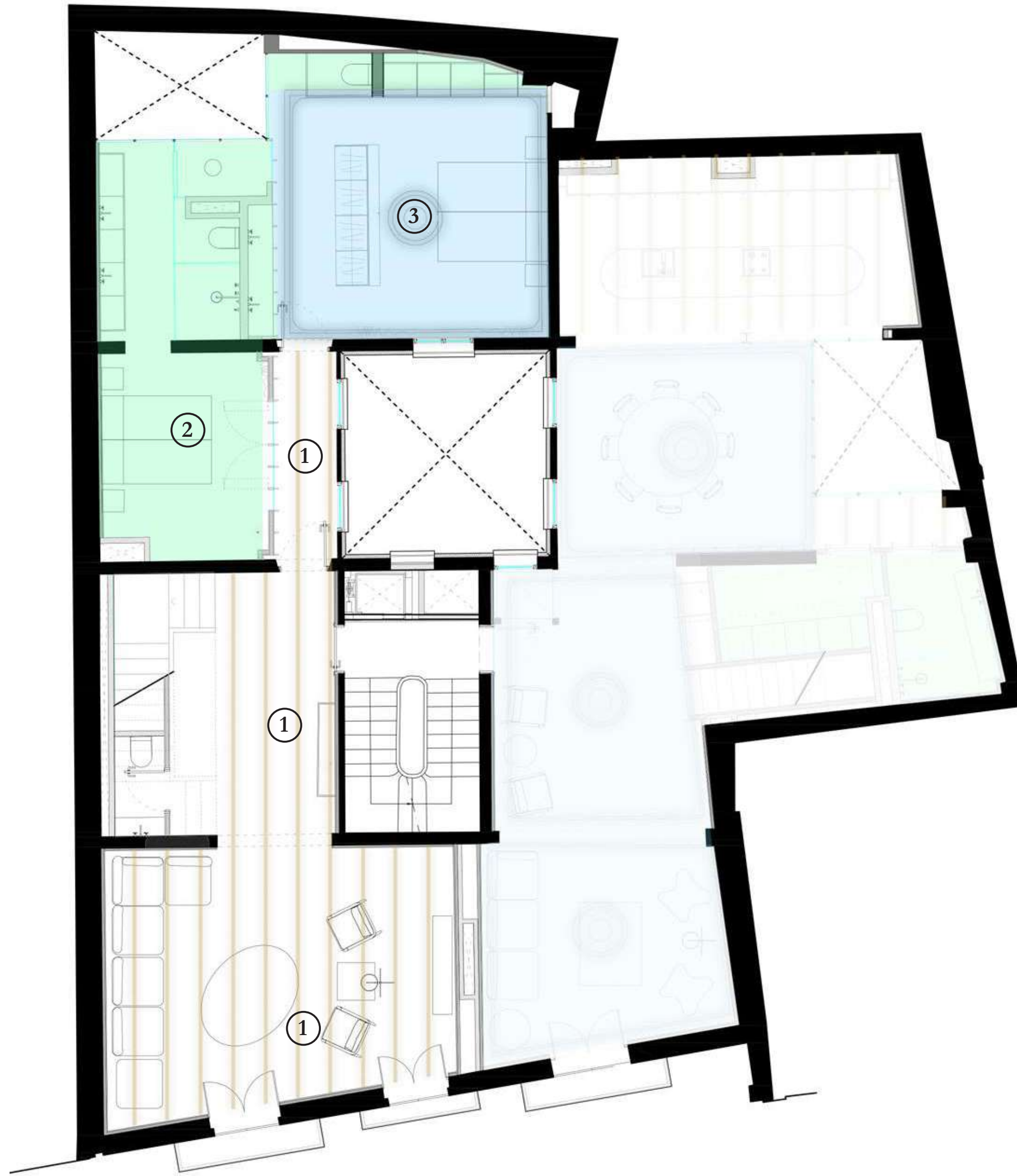
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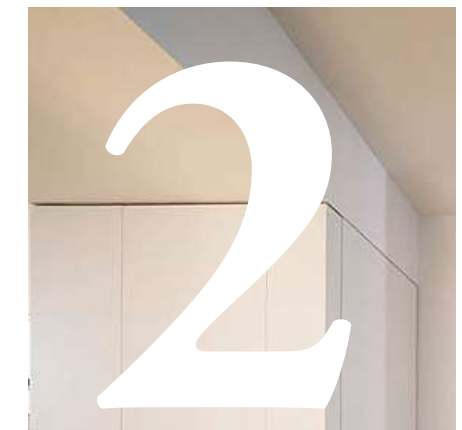


THE CEILINGS 4TH

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



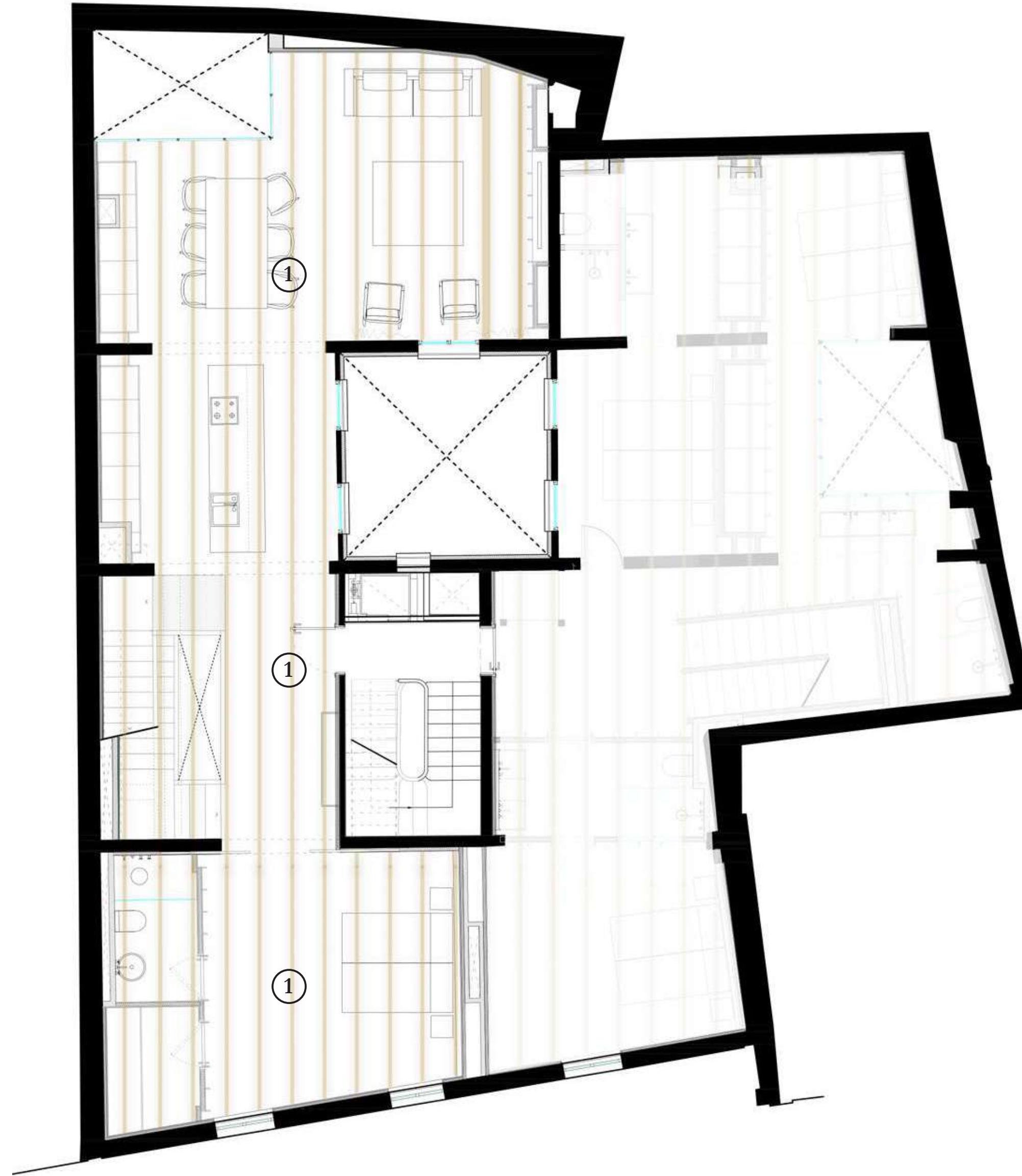
Exposed original
wooden beams



Flat regular
false ceilings



Modernist
moulding

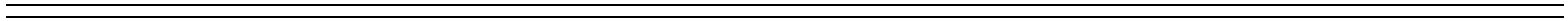


THE CEILINGS 5TH

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Exposed original
wooden beams





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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