

Cor 39

PALMA / MALLORCA



COR 39: NEW APARTMENTS FOR SALE IN THE CENTRE OF PALMA, MALLORCA

COR | 39 PALMA

We present our exclusive new build residential development, a project designed for those seeking a dynamic and vibrant urban environment in one of the most sought-after areas of Palma.

COR 39 is an exclusive development of 12 newly built homes in Palma de Mallorca, situated at less than 300 metres from the Old Town and Las Avenidas de Palma, and just 500 metres from El Corte Inglés, **COR 39** provides a privileged location with all the services, shops, restaurants, and cultural activities within reach. Plus, there are excellent connections to the rest of the island and the airport, only 10 minutes away by car.



The privilege of living where everything happens

Palma de Mallorca is the capital of the **Balearic Islands** and one of the most attractive destinations in the Mediterranean. COR 39 is located in the very centre of Palma, less than 300 metres from the Old Town and Avenidas, two of the city's most emblematic and vibrant areas.

This privileged location in **central Palma** offers convenient access to a wide range of shops, restaurants, services, cultural centres and leisure spaces open throughout the year. From here, you can enjoy the historic atmosphere of the city centre, stroll through its most iconic streets and take advantage of the Balearic capital's extensive commercial and gastronomic offering.

COR 39 represents a unique opportunity to purchase a new build apartment in Palma de Mallorca and enjoy the convenience of having everything close at hand, in one of the city's most sought-after areas.



Airport: 8 km



Beach: 3 km



Golf Course: 1,1 km

Enjoy the excitement of urban living

The homes feature 2 and 3 double bedrooms and 2 fully fitted bathrooms, with a design that optimises space and light.

The kitchen is beautifully integrated into the living-dining area, creating a modern, cosy space.

As an additional option, a parking space with pre-installation for electric charging and/or a basement storage room is available.



Enjoy the Mediterranean climate from the comfort of your home

For those who enjoy the outdoors, each apartment features, depending on its type, spacious **terraces**, balconies, or a **private solarium**, allowing residents to make the most of pleasant outdoor spaces in the heart of the city. These private outdoor areas are designed to take full advantage of the **Mediterranean climate** and offer moments of tranquillity in the city centre.



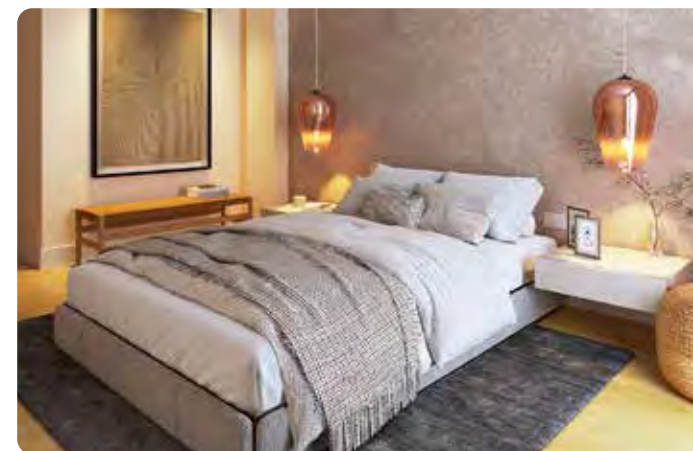
Top quality finishes

COR 39 offers carefully selected finishes to ensure comfort, design, and efficiency, tailored to the demands of modern urban living.

The **kitchen** comes fully equipped with integrated appliances, combining functionality with contemporary aesthetics.

Bathrooms feature high-end concealed fittings and a modern design created to provide elegance and well-being.

All rooms feature high-resistance laminate flooring, providing continuity and warmth throughout the spaces. The development is equipped with concealed ducted air conditioning and underfloor heating throughout the homes, as well as an aerothermal system for domestic hot water, ensuring **maximum energy efficiency (A)** and thermal comfort all year round.



Design and comfort

APARTMENTS - 2 BED PROPERTIES



APARTMENTS - 2 BED PROPERTIES

Build area	From	105,36 m ²
Terrace	From	128,65 m ²



Parking spaces with pre-installation for charging electric vehicles.

The images and plans of the project are for illustrative purposes only. Their content does not constitute a contract, part of a contract, or a guarantee.

APARTMENTS - 3 BED PROPERTIES



APARTMENTS - 3 BED PROPERTIES

Build area	From	105,38 m ²
Terrace	From	9,15 m ²
Solarium (penthouses only)	From	62,57 m ²



Parking spaces with pre-installation for charging electric vehicles.

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Environment and energy efficiency

Global warming is an issue that unites us all and **Taylor Wimpey España** is aware of its responsibility in the fight against climate change and sustainability and energy efficiency are very important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

In your new home:

- An individual aérothermal system for the efficient production of hot water.
- LED spotlights with very low energy consumption throughout the dwelling.
- Bioclimatic elements for solar radiation control.
- Mechanical ventilation system for indoor air renewal.
- Individually controlled air conditioning in each room.
- Taps fitted with aerators to reduce output.
- Toilets with dual flush technology.

Additional:

- Preinstallation of charging station for an electric vehicle in each parking space.
- Prioritization of local businesses and suppliers.



Energy rating (CEE)

Why is Taylor Wimpey España the right decision?

Buying a Taylor Wimpey property in Spain doesn't just mean that you will now have a residence in a beautiful location, it also means that you are purchasing with total peace of mind. **Taylor Wimpey España** is a subsidiary of Taylor Wimpey PLC, a leading developer of residential real estate in Europe since 1880.

The subsidiary in Spain has been building properties in exclusive residential areas in the Balearic Islands, on the Costa Blanca and on the Costa del Sol since 1958. Sustainability and protecting the environment is important to us, as is creating architecture that blends harmoniously into the surrounding area.

In Spain we can look back with pride on over 65 years of experience building exclusive residential complexes. More than 7,000 customers have already placed their trust in us and have been very satisfied with the quality of our new build properties and our extensive After-Sales service which is a vital part of the customer service that sets us apart. We want you to relax and enjoy your new home knowing that every detail meets the highest quality standards, even those you cannot see.

TAYLOR WIMPEY IS THERE FOR YOU

If you are looking for your new home, or a holiday home, we will be delighted to help you find your perfect place in the sun.



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TAYLOR WIMPEY**

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**Taylor
Wimpey**
España



OTHER DEVELOPMENTS IN MALLORCA

Taylor Wimpey

España

HEAD OFFICE

ES VOLTOR
ESPORLES

ECLIPSE
ANDRATX

INFINITY
PAGUERA

COR | 39 
PALMA

6 PALMA
GILBERT DE
CENTELLES St.

AURA
ARTA

OLIU
CAPDEPERA

NORAI
CALA FIGUERA

