

Paguera – Südwest

## EXCLUSIVE WITH US: Spacious apartment in quiet residential complex with pool

*Property ID: 1984*



PURCHASE PRICE: 569.000 EUR • LIVING SPACE: ca. 113 m<sup>2</sup> • ROOMS: 5

Property ID: 1984 - 07160 Paguera – Südwest

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## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | 1984       |
| Living Space         | ca. 113 m² |
| Floor                | 2          |
| Rooms                | 5          |
| Bedrooms             | 4          |
| Bathrooms            | 1          |
| Year of construction | 1998       |
| Type of parking      | 1 x Other  |

|                       |                                                                        |
|-----------------------|------------------------------------------------------------------------|
| Purchase Price        | 569.000 EUR                                                            |
| Condition of property | Well-maintained                                                        |
| Construction method   | Solid                                                                  |
| Usable Space          | ca. 113 m²                                                             |
| Equipment             | Guest WC,<br>Swimming pool,<br>Fireplace, Built-in<br>kitchen, Balcony |

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## The property





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## A first impression

EXCLUSIVELY WITH VON POLL REAL ESTATE This nice apartment with very good distribution is located on the 2nd floor of a building with only 4 residential units on 4 floors. The building has an elevator, which also provides easy access to the parking space in the subway garage. The apartment is in very good condition, so there is nothing to prevent you from moving in immediately and offers a lot of comfort and space. It has four double bedrooms, ideal for large families or for those who simply need extra space. There is a full bathroom and a guest toilet, which could easily be converted back into a shower room. There is direct access to the utility room from the large kitchen and entrance to the living/dining room on the opposite side. The highlight of this floor is the very large balcony, which extends across the entire width of the apartment. The view of the greenery has a calming effect and is therefore the ideal place to disconnect from the stress of everyday life. There is also a large swimming pool and a common room, for example, for playing ping-pong, etc. This property combines comfort, space and a very pleasant environment; ideal for anyone looking for quality of life in Paguera!

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## Details of amenities

Fitted kitchen with dishwasher  
washing machine  
Gas central heating  
Garage parking space  
communal pool  
common rooms  
elevator



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## All about the location

Paguera (Catalan: Peguera) is a very popular vacation resort for German families in the southwest of Mallorca. Just under 4,000 inhabitants live in the touristy seaside resort in the municipality of Calvià. The three fine sandy beaches of Paguera offer first-class conditions for swimming, snorkeling and various water sports. While Playa de Tora and Playa de la Romana are natural sandy beaches, Playa Palmira was created by artificial sand filling in the 1990s together with the beautiful beach promenade, where a diverse selection of restaurants have set up shop. Playa Palmira is also the largest beach in the area and is particularly popular with families with children due to its low swell. The center of Paguera, the Bulevar de Paguera, is the shopping mile in the resort of Paguera. The main shopping street runs parallel to the beaches and is lined with numerous stores and restaurants. And Paguera benefits not least from its easy accessibility: the island's capital Palma de Mallorca and Son Sant Joan airport are only around 30 minutes away by car and the resort has a direct highway connection. Just a stone's throw away is the noble Camp de Mar, which is particularly popular with golfers, as the resort has a challenging golf course.

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## Other information

If you use a real estate agent for your property search in Spain, this service is free of commission for you as a buyer! However, always make sure that you only use reputable estate agents who are based and licensed in Mallorca! Incidental purchase costs: The additional purchase costs amount to at least 10% and include the land transfer tax ( $\geq 8\%$ , because it depends on the purchase price), notary fees, public registrations and processing fees of the tax office. Modelo 210: Non-resident property owners are legally obliged to submit a so-called income tax return (Modelo 210) to the tax office once a year, even if the property does not generate any income. The amount for EU citizens for this apartment is approx. 180,- €! For further information, please contact us!

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## Contact partner

For further information, please contact your contact person:

Susanne Schüssler

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