

Paguera – Südwest

## EXCLUSIVE: Top maintained, cozy apartment near the beach

*Property ID: 1985*



PURCHASE PRICE: 279.000 EUR • LIVING SPACE: ca. 53 m<sup>2</sup> • ROOMS: 2

Property ID: 1985 - 07160 Paguera – Südwest

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## At a glance

|                      |           |
|----------------------|-----------|
| Property ID          | 1985      |
| Living Space         | ca. 53 m² |
| Floor                | 2         |
| Rooms                | 2         |
| Bedrooms             | 1         |
| Bathrooms            | 1         |
| Year of construction | 1997      |
| Type of parking      | 1 x Other |

|                       |                                          |
|-----------------------|------------------------------------------|
| Purchase Price        | 279.000 EUR                              |
| Condition of property | Well-maintained                          |
| Construction method   | Solid                                    |
| Usable Space          | ca. 53 m²                                |
| Equipment             | Swimming pool, Built-in kitchen, Balcony |

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## The property



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## A first impression

This very well-kept apartment on the second floor of an apartment building with 34 residential units (no elevator) has a bedroom and a bathroom with bathtub. The spacious terrace/balcony is designed as a conservatory and is glazed. The window elements can be opened completely. At the end of the terrace there is a storage room with washing machine and hot water boiler as well as a small extra balcony.

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## Details of amenities

The apartment has its own private parking space, which is inseparable from the apartment.

There is hot/cold air conditioning in the living room and bedroom.

The residential complex has a large communal pool, which, together with the beautiful sun terrace, was extensively renovated in May 2023.

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## All about the location

This residential complex is located at the beginning of the village of Paguera, coming from Palma. The area is called La Romana. It is an excellent residential area as it is only a few minutes' walk to La Romana beach. 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. Paguera also benefits 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 direct access to the highway. 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

The community of owners is made up of (mostly) German and Spanish owners; some apartments are rented out permanently, but most are only used by the owners themselves for their vacations. Incidental purchase costs on acquisition: The ancillary purchase costs amount to around 10% and include the land transfer tax (8% or more, because it depends on the purchase price), notary fees, public registrations and processing fees from the tax office. Running costs: House rent: € 230.00 (monthly incl. reserve) Property tax apartment: € 283.35 (annually) Garbage fees: € 121.95 (annually) Non-resident property owners are legally obliged to submit a so-called income tax return to the tax office once a year, even if the property does not generate any income (comparable to a second home tax). The amount for EU citizens for this apartment is approximately €204. For further information, please contact us! If you use a real estate agent for your property search in Spain, this service is free of commission for you as a buyer! Please make sure that you only use reputable and licensed estate agents based in Mallorca!

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## Contact partner

For further information, please contact your contact person:

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