

Paguera – Südwest

# Attractive garden flat with separate guest studio near the beach

Property ID: 1944



PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 131,77 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.188 m<sup>2</sup>

Property ID: 1944 - 07160 Paguera – Südwest

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 1944                      |
| Living Space         | ca. 131,77 m <sup>2</sup> |
| Floor                | 1                         |
| Rooms                | 6                         |
| Bedrooms             | 4                         |
| Bathrooms            | 3                         |
| Year of construction | 2003                      |

|                       |                                                               |
|-----------------------|---------------------------------------------------------------|
| Purchase Price        | 890.000 EUR                                                   |
| Condition of property | Well-maintained                                               |
| Construction method   | Solid                                                         |
| Equipment             | Terrace, Swimming pool, Garden / shared use, Built-in kitchen |

Property ID: 1944 - 07160 Paguera – Südwest

## Energy Data

|                                |                                                                             |                         |   |
|--------------------------------|-----------------------------------------------------------------------------|-------------------------|---|
| Type of heating                | Central heating                                                             | Energy efficiency class | G |
| Energy certificate valid until | 26.06.2023                                                                  |                         |   |
| Energy information             | At the time of preparing the document, no energy certificate was available. |                         |   |

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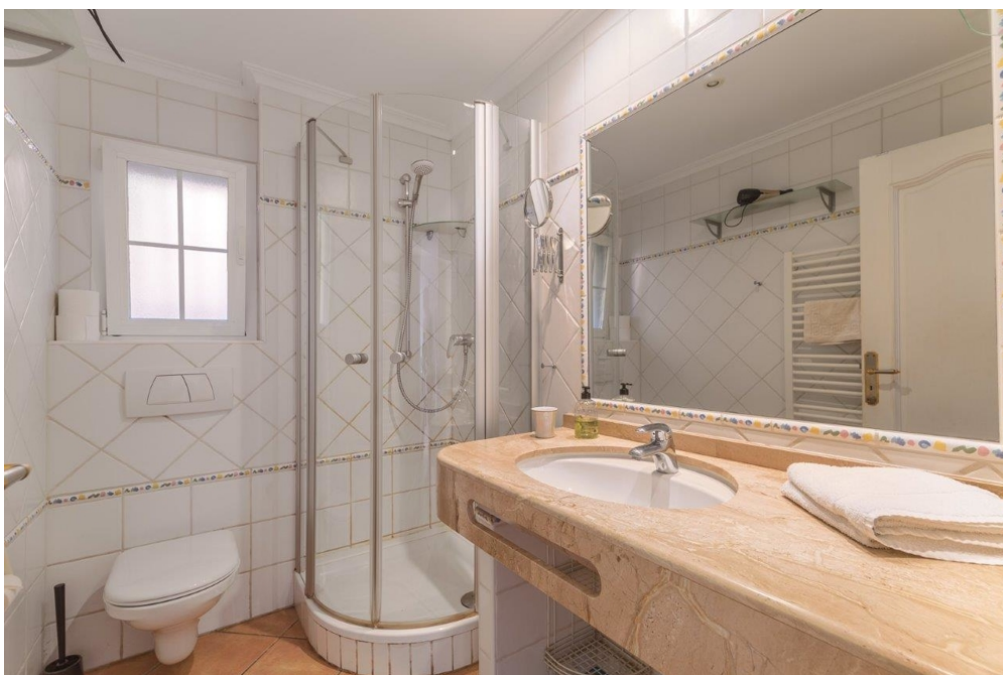
Property ID: 1944 - 07160 Paguera – Südwest

## The property



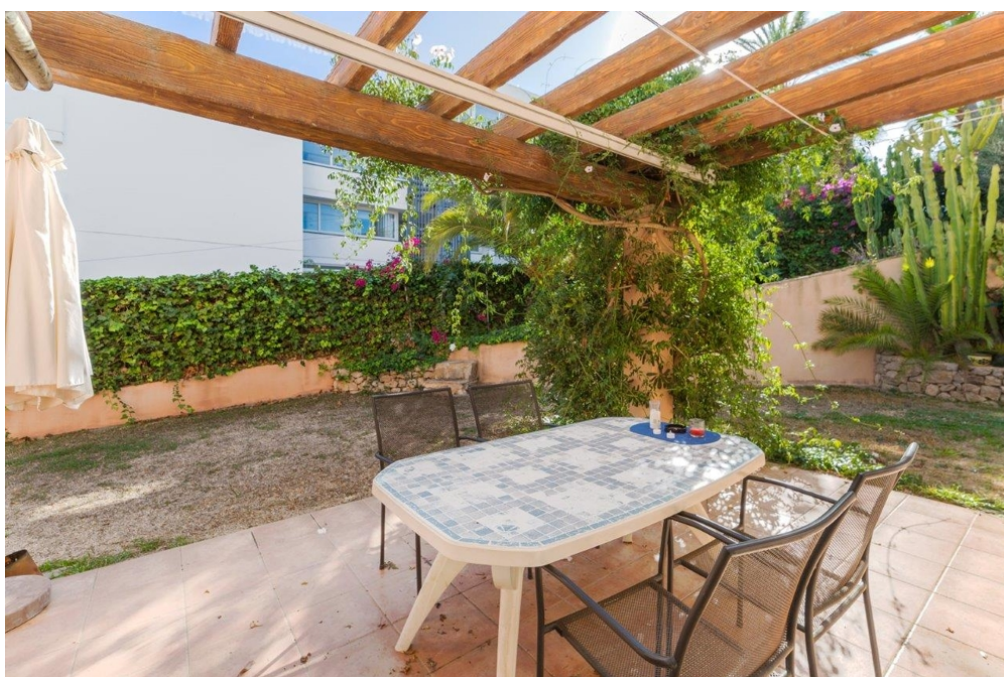
Property ID: 1944 - 07160 Paguera – Südwest

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## A first impression

This sunny garden apartment in a multi-family house with only 4 residential units, is characterized above all by its location in a quiet side street, in the immediate vicinity of the Tora beach (about 7 minutes walk). The living area is divided into 2 living-dining areas with 2 open kitchens, 4 bedrooms and 3 bathrooms, 2 of them en suite. The living-dining areas each have direct access to the south-facing terrace, which is enclosed by the private garden area. The direct access to the pool terrace with barbeque area is an ideal aspect especially for families. The purchase price includes a fully furnished separate guest studio with private terrace.

Property ID: 1944 - 07160 Paguera – Südwest

## Details of amenities

- fitted wardrobes
- double-glazed aluminum windows
- electric shutters
- oil central heating
- private parking space
- communal pool
- plus there is a separate guest apartment (as a gift) - this is a studio apartment (approx. 37 m²) with kitchenette and bathroom

**Property ID: 1944 - 07160 Paguera – Südwest**

## All about the location

With three of the most beautiful, fine sandy beaches of southwest Mallorca, Playa Palmira, Playa de Tora and Playa de la Romana, Paguera, as a classic seaside resort, offers first-class conditions for swimming, snorkeling and almost all water sports. The wide view of the sea is of exquisite beauty and offers a box seat to enjoy the sunset. Restaurants, boutiques and stores line the "boulevard" to a promenade with varied offers for every taste parallel to the beaches. All things of the daily need are directly in the place surrounded by gentle hills which offers all possibilities all year round. The island capital Palma de Mallorca and the airport Son Sant Joan are only about 30 minutes away by car. The neighboring village Camp de Mar, with the challenging golf course, Golf de Andratx; as well as the golf courses of Santa Ponsa can be reached from here in a few minutes.

**Property ID: 1944 - 07160 Paguera – Südwest**

## 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! The buyer bears the additional costs for notarization! Incidental purchase costs: The ancillary 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. Other ongoing ancillary costs: House rent: € 40.00 (monthly) Property tax apartment: € 400.00 (annually) Garbage fees: € 150.00 (annually) Plus consumption-related expenses such as electricity, water, etc. Modelo 210: 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. The tax amount for EU citizens for this apartment and the parking lot is approx. 400,- €. 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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