

Paguera – Südwest

# Sunny top floor flat in quiet residential complex with pool

*Property ID: 1973*



**PURCHASE PRICE: 339.000 EUR • LIVING SPACE: ca. 83 m<sup>2</sup> • ROOMS: 3**

Property ID: 1973 - 07160 Paguera – Südwest

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## At a glance

Property ID	1973
Living Space	ca. 83 m <sup>2</sup>
Available from	According to the arrangement
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1995
Type of parking	1 x Other

Purchase Price	339.000 EUR
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 86 m <sup>2</sup>
Equipment	Guest WC, Swimming pool, Built-in kitchen, Balcony

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## Energy Data

Energy certificate  
valid until

09.04.2034

Energy efficiency  
class

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## A first impression

This beautiful flat is located on the 3rd floor of an apartment building and is easily accessible by lift. The flat has 2 bedrooms, 1 bathroom with shower as well as kitchen with utility room, living room with dining area, a guest toilet and a small balcony. The flat is quietly situated towards the forest. The flat is furnished, well-maintained and ready for immediate occupancy. The flat has its own parking space. It is only a few minutes walk to the Bulevar of Paguera.

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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! 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. The costs for your own water consumption are included in the house fees! The community of owners is made up of Spanish, German and English owners; some apartments are rented out permanently, but most are only used by the owners themselves for their vacations. Other running costs: House rent: € 205.00 (monthly incl. parking space share) Property tax apartment: € 327.89 (annually) Parking lot property tax: € 11.96 (annually) Garbage fees: € 146.10 (annually) Plus consumption-dependent expenses such as electricity, internet, etc. Modelo 210: Non-resident property owners are required by law 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 space is approx. 260,- €. 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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