

Paguera – Südwest

Well-maintained flat in central location

Property ID: 1949



PURCHASE PRICE: 285.000 EUR • LIVING SPACE: ca. 70 m² • ROOMS: 4

Property ID: 1949 - 07160 Paguera – Südwest

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

Property ID: 1949 - 07160 Paguera – Südwest

At a glance

Property ID	1949	Purchase Price	285.000 EUR
Living Space	ca. 70 m ²	Condition of property	Well-maintained
Available from	According to the arrangement	Construction method	Solid
Floor	3	Usable Space	ca. 74 m ²
Rooms	4	Equipment	Built-in kitchen, Balcony
Bedrooms	3		
Bathrooms	1		
Year of construction	1992		
Type of parking	1 x Other		

Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

The property



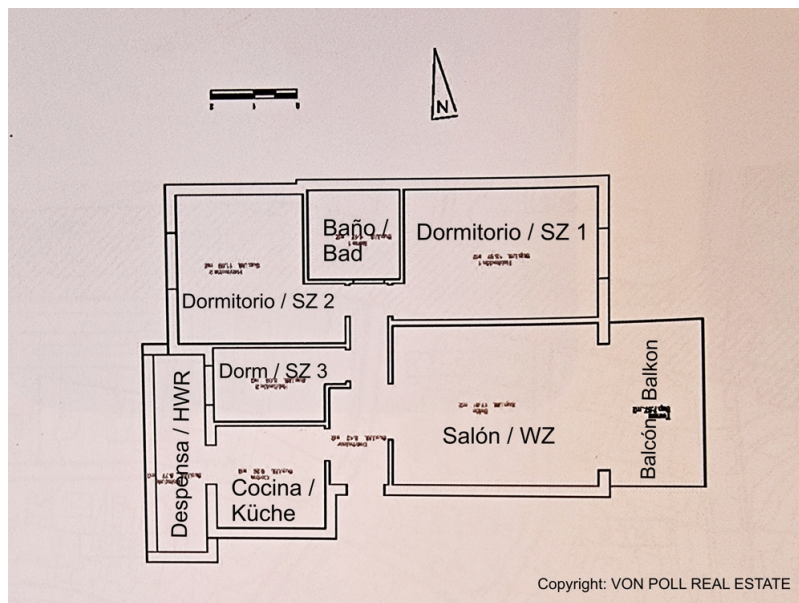
Property ID: 1949 - 07160 Paguera – Südwest

The property



Property ID: 1949 - 07160 Paguera – Südwest

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 1949 - 07160 Paguera – Südwest

A first impression

This flat is located on the 3rd (last) floor of a building with a total of 16 units in a good, central but quiet residential area of Paguera. There is no lift. The flat has a spacious living/dining room with a nice balcony facing southeast, two double bedrooms and one single bedroom! The kitchen offers enough space for a small dining table and there is a utility room next to the kitchen. The flat is in a well-maintained condition. The owners' association, consisting of 16 owners, has recently decided to renovate the façade of the building and damaged balconies. More details on request.

Property ID: 1949 - 07160 Paguera – Südwest

Details of amenities

The flat has hot/cold air conditioning in the living room (split unit).

The owner of the flat has the right to use a permanently allocated parking space in front of the building.

The apartment complex has a large, sunny roof terrace, which can be used by all owners.

Property ID: 1949 - 07160 Paguera – Südwest

All about the location

Paguera (Peguera in Catalan) is a holiday resort in the southwest of Mallorca that is very popular with German families. Just under 4,000 inhabitants live in the tourist-oriented seaside resort in the municipality of Calvià. The three fine-sand dream beaches of Paguera offer first-class conditions for swimming, snorkelling and various water sports. While Playa de Tora and Playa de la Romana are natural sandy beaches, Playa Palmira was created by artificially filling in sand in the 1990s, together with the beautiful beach promenade, where primarily a diverse selection of restaurants have settled. Playa Palmira is also the largest beach in the town area and is particularly popular with families with children because of the low waves. The centre 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 shops and restaurants. And Paguera benefits not least from its good accessibility: the island capital Palma de Mallorca and Son Sant Joan Airport are only about 30 minutes away by car and the resort has a direct motorway connection. Only a stone's throw away is the noble Camp de Mar, which especially makes golfers' hearts beat faster, as the place has a challenging golf course.

Property ID: 1949 - 07160 Paguera – Südwest

Other information

The costs for the own water consumption are included in the house fees (60,- €/month). The community of owners consists of mostly Spanish owners; some flats are permanently rented, but most are only used by the owners themselves. Further running costs: House service charge: 60,00 € (monthly) Property tax flat: 185,- € (yearly) Refuse charges: 121,95 € (yearly) In addition, there are consumption-dependent expenses such as electricity, internet, etc. Non-resident property owners are required by law to file a so-called income tax return with the tax office once a year, even if the property does not generate income. The amount for EU citizens is about 120,- € for this flat! For further information, please contact us! Incidental purchase costs: The additional purchase costs amount to approx. 10% and include the land transfer tax (8%), notary fees, public registrations and processing fees of the tax office. If you use an estate agent for your property search in Spain, this service is commission-free for you as a buyer! However, always make sure that you only use reputable, Mallorca-based and licensed estate agents!

Property ID: 1949 - 07160 Paguera – Südwest

Contact partner

For further information, please contact your contact person:

Susanne Schüssler

Avenida Paguera 16 Mallorca - Paguera

E-Mail: paguera@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com