

Peguera – Südwest

## Well-maintained, modernized chalet in a quiet residential area

*Property ID: 3478*



**PURCHASE PRICE: 850.000 EUR • LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 425 m<sup>2</sup>**

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## At a glance

Property ID	3478	Purchase Price	850.000 EUR
Living Space	ca. 220 m <sup>2</sup>	Condition of property	Completely renovated
Rooms	5	Construction method	Solid
Bedrooms	4	Usable Space	ca. 220 m <sup>2</sup>
Bathrooms	4	Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen, Balcony
Year of construction	2008		
Type of parking	2 x Other		

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## Energy Data

Type of heating	Central heating
Energy information	At the time of preparing the document, no energy certificate was available.

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## A first impression

Located in a quiet residential area of Peguera, this down-to-earth property combines comfort, spaciousness and a sought-after residential location close to the beach and stores for daily needs. The house offers a modern and functional design and has been completely renovated and modernized in recent years. It has 220 m<sup>2</sup> of living space on 2 levels. The plot is 425 m<sup>2</sup>. On the first floor is the entrance area, the staircase to the upper floor, a bedroom with its own bathroom and an additional guest toilet. The spacious and cozy living/dining room, which is ideal for family gatherings, is adjoined by a large, fully equipped kitchen with a separate dining area and the exit to the terrace. On the upper floor there are three spacious double bedrooms, one of which has an en suite bathroom and dressing room as well as access to a balcony. The third bedroom also has access to this balcony. The fourth bedroom has a separate balcony. A second bathroom on the upper floor completes this floor. Outside, the house offers a very nice covered veranda of approximately 40 m<sup>2</sup>, which invites you to enjoy relaxing moments outdoors. Furthermore, there is a private swimming pool on the property to cool off on warm days and there is a covered garage with space for two cars (one behind the other). Thanks to its location in a quiet residential area and its proximity to the beach, this house is an ideal option for anyone looking for quality of life, modernity and comfort in a beautiful setting.

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## Details of amenities

- Private pool
- Oil central heating
- Central air conditioning hot/cold
- Garage
- Large terrace

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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 (>=8%, because it depends on the purchase price), notary fees, public registrations and processing fees of the tax office.



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## Contact partner

For further information, please contact your contact person:

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