

Paguera – Südwest

## Exclusive: Perfectly renovated, modern luxury apartment with sea views

*Property ID: 1989*



**PURCHASE PRICE: 535.000 EUR • LIVING SPACE: ca. 70 m<sup>2</sup> • ROOMS: 2**

Property ID: 1989 - 07160 Paguera – Südwest

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

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## At a glance

Property ID	1989	Purchase Price	535.000 EUR
Living Space	ca. 70 m <sup>2</sup>	Condition of property	Completely renovated
Floor	5	Construction method	Solid
Rooms	2	Usable Space	ca. 70 m <sup>2</sup>
Bedrooms	1	Equipment	Built-in kitchen, Balcony
Bathrooms	1		
Year of construction	1975		

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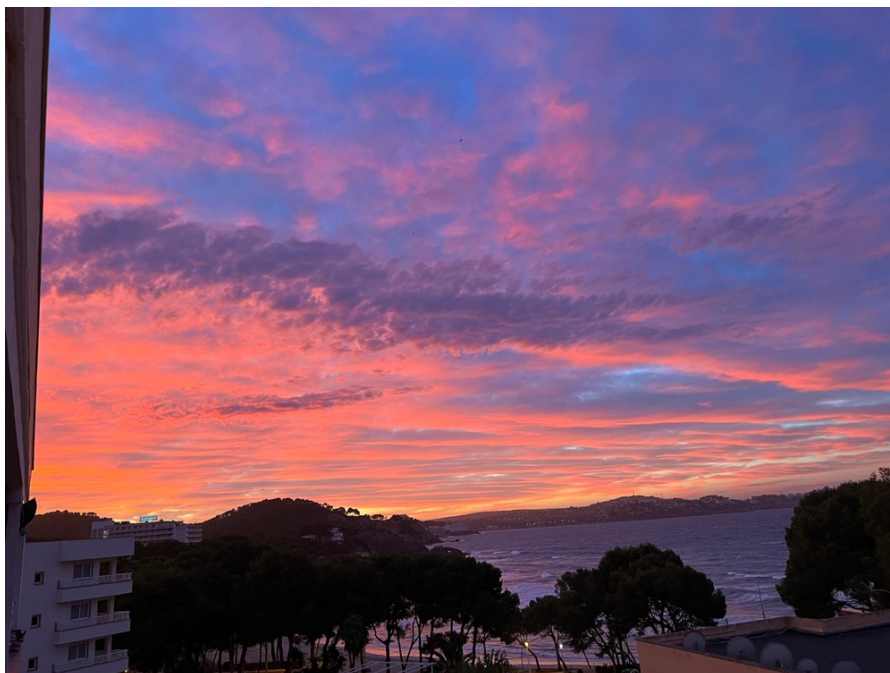
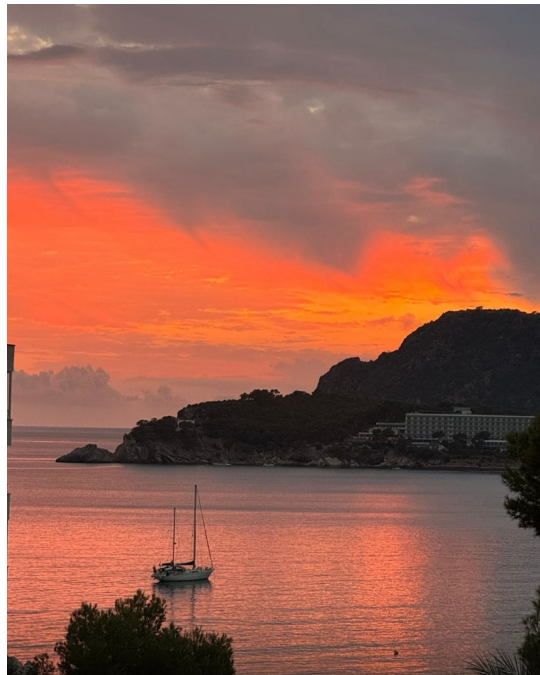
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## A first impression

EXCLUSIVELY AT VON POLL REAL ESTATE This spectacular apartment is located between the two beaches Palmira and Tora and therefore very close to the sea in a privileged area of Paguera. The apartment has a total area of 70m<sup>2</sup>, including the 7m<sup>2</sup> balcony and has beautiful sea views both to the southeast and to the west with wonderful sunsets. The apartment was completely renovated three years ago, technically brought up to date (water and electricity lines have been renewed) and finished with great attention to detail. If desired, the apartment can be sold fully furnished (except for decoration and personal items) The apartment has a bedroom and a bathroom with a walk-in shower, underfloor heating and offers maximum comfort. To create a second bedroom, there is the possibility of dividing the living room. From the living room you can enjoy the view of the sea, just a few steps from the beach. The area is characterized by a variation of different restaurants and stores of daily needs for a comfortable and pleasant stay! The apartment will be delivered fully furnished and ready to move into. There is also the possibility of renting a parking space in the same building.

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## Details of amenities

- 2 elevators
- Air conditioning hot/cold
- Underfloor heating in the bathroom
- New water pipes
- Individual water heater (Terme 80L)
- Osmosis water filter in the kitchen
- parquet floor
- Reinforced security entrance door
- Infinitely adjustable lighting
- Modern button display with remote control
- Dimmable LEDs throughout the apartment
- New electrical distribution box, new power lines
- Washing machine in the bathroom

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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

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. If you hire 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 estate agents who are based and licensed in Mallorca! Further running costs: House rent: 170,- € (monthly) Property tax: 234,81 € (annually) Garbage collection: 121,95 € (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 (Modelo 210) to the tax office once a year, even if the property does not generate any income. 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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