

Son Ferrer – Südwest

# Spacious penthouse with magnificent views

*Property ID: 1990*



PURCHASE PRICE: 435.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 5

Property ID: 1990 - 07181 Son Ferrer – Südwest

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## At a glance

Property ID	1990
Living Space	ca. 90 m <sup>2</sup>
Floor	3
Rooms	5
Bedrooms	2
Bathrooms	1
Year of construction	2006
Type of parking	1 x Other

Purchase Price	435.000 EUR
Condition of property	Completely renovated
Construction method	Solid
Usable Space	ca. 150 m <sup>2</sup>
Equipment	Terrace, Built-in kitchen, Balcony

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## The property





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## A first impression

For sale this magnificent duplex recently renovated, with a total area of 150 m<sup>2</sup>, located in a quiet and well connected in Son Ferrer, just minutes from the prestigious Port Adriano and the most beautiful coves of Calvia.

On the first floor, the house has a spacious and open living-dining room, with direct access to three terraces, which provide light and spaciousness. The kitchen, independent from the living room, is designed to offer functionality and comfort. On this floor there are also two double bedrooms with fitted closets and a bathroom with bathtub. It also has a laundry room, which can easily be converted into a second bathroom if desired.

From one of the terraces, a staircase leads to the 50 m<sup>2</sup> private roof terrace, an exceptional space that includes two additional rooms, an outdoor kitchen and a shower, ideal for enjoying the outdoors and creating an exclusive environment for relaxing or entertaining.

The property has 90m<sup>2</sup> of living space and all modern conveniences, such as air conditioning hot/cold, elevator, garage space and storage room.

It comes fully furnished and ready to move in.

A unique opportunity for those looking for a spacious, bright home with unbeatable outdoor spaces, do not hesitate to visit it!

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## Details of amenities

- Air conditioning (hot/cold)
- elevator
- Underground parking space
- storeroom

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## All about the location

Son Ferrer is located just 5 minutes drive from Port Adriano, one of the most exclusive marinas of the island, famous for its gastronomic and leisure offer. It is also just a few minutes away from the beaches and coves of Calvià, such as Cala Portals Vells or El Toro, ideal to enjoy the sea and nature.

Its proximity to Palma, about 20 minutes by car, allows easy access to the capital and its airport, which makes Son Ferrer a very practical place for both residents and investors.

The area consists mainly of single-family homes, townhouses and apartments, which makes it an attractive option for families and those seeking tranquility without sacrificing comfort.

It has supermarkets, schools, playgrounds, sports facilities and small stores, covering all daily needs without having to travel far. In addition, it has good public transport connections with the rest of the municipality of Calvià and Palma.



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## Other information

Incidental purchase costs on acquisition:

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 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!

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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