

Paguera – Südwest

# Mediterranean family villa in a preferred residential area

*Property ID: 3481*



PURCHASE PRICE: 1.099.000 EUR • LIVING SPACE: ca. 290 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 685 m<sup>2</sup>

Property ID: 3481 - 07160 Paguera – Südwest

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

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## At a glance

|                      |              |                       |                                    |
|----------------------|--------------|-----------------------|------------------------------------|
| Property ID          | 3481         | Purchase Price        | 1.099.000 EUR                      |
| Living Space         | ca. 290 m²   | Condition of property | Well-maintained                    |
| Rooms                | 6            | Construction method   | Solid                              |
| Bedrooms             | 5            | Usable Space          | ca. 315 m²                         |
| Bathrooms            | 4            | Equipment             | Terrace, Built-in kitchen, Balcony |
| Year of construction | 1989         |                       |                                    |
| Type of parking      | 1 x Car port |                       |                                    |
| Type of parking      | 2 x Car port |                       |                                    |

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## A first impression

This Beautiful House for Sale in Paguera is located in a tranquil residential area, this wonderful property is perfect for families or as an investment opportunity. It's just minutes from the beach and close to all essential amenities.

The main house is on the ground floor and includes three bedrooms, three bathrooms—one of them en-suite—and a separate kitchen that opens onto a 5 m<sup>2</sup> enclosed porch currently used as a laundry room. There is also a second, open 9 m<sup>2</sup> porch.

The spacious living room leads directly to a 12 m<sup>2</sup> terrace, ideal for enjoying the outdoors. The entire floor is filled with natural light and offers a functional layout—ready to move in without the need for renovations.

The first floor, accessed independently from the outside, spans 135 m<sup>2</sup> and features two double bedrooms, a bathroom, a large open-plan living area with an integrated kitchen, and a 22 m<sup>2</sup> separate storage room—perfect for converting into a gym, office, or wellness space. This level also has direct access to the garden.

The exterior of the house is surrounded by beautifully maintained landscaping, and the entrance includes a covered area with parking for two vehicles.

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## Details of amenities

- Possibility to build a swimming pool, license requested. Construction costs to be paid by the buyer.
- Solar hot water system on the roof.

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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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## Contact partner

For further information, please contact your contact person:

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