

Paguera – Südwest

## Renovated apartment with dream sea view

*Property ID: 1992*



PURCHASE PRICE: 790.000 EUR • LIVING SPACE: ca. 66 m<sup>2</sup> • ROOMS: 2

Property ID: 1992 - 07160 Paguera – Südwest

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## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | 1992                  |
| Living Space         | ca. 66 m <sup>2</sup> |
| Floor                | 2                     |
| Rooms                | 2                     |
| Bedrooms             | 1                     |
| Bathrooms            | 1                     |
| Year of construction | 1974                  |
| Type of parking      | 1 x Other             |

|                       |                           |
|-----------------------|---------------------------|
| Purchase Price        | 790.000 EUR               |
| Condition of property | Completely renovated      |
| Construction method   | Solid                     |
| Usable Space          | ca. 66 m <sup>2</sup>     |
| Equipment             | Built-in kitchen, Balcony |

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## The property





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## A first impression

This apartment is located on the 2nd floor of a 3-storey residential building typical of the construction style of the master builder Pedro Otzoup. There is no elevator. The apartment has been completely renovated and has a spacious living/dining room and an open American style kitchen which is still being installed. There is a bedroom with its own balcony (approx. 6 m<sup>2</sup>) with sea views and a separate bathroom with underfloor heating.

The main balcony off the living room is approx. 9 m<sup>2</sup> and the sea views are wonderful! The apartment is being sold unfurnished and is in a renovated condition. The residential complex has a beautiful communal pool!

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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 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!

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## Contact partner

For further information, please contact your contact person:

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