

Las Maravillas – Palma

## Investment: Rented apartment within walking distance to Playa de Palma

Property ID: ES20379108



PURCHASE PRICE: 531.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 3

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## At a glance

|                      |                              |
|----------------------|------------------------------|
| Property ID          | ES20379108                   |
| Living Space         | ca. 80 m²                    |
| Available from       | According to the arrangement |
| Floor                | 1                            |
| Rooms                | 3                            |
| Bedrooms             | 2                            |
| Bathrooms            | 2                            |
| Year of construction | 1963                         |

|                     |                             |
|---------------------|-----------------------------|
| Purchase Price      | 531.000 EUR                 |
| Construction method | Solid                       |
| Usable Space        | ca. 0 m²                    |
| Equipment           | Fireplace, Built-in kitchen |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy certificate valid until | 14.11.2025      |
| Power Source                   | Gas             |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 100.00 kWh/m²a            |
| Energy efficiency class | G                         |

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## The property





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## A first impression

The apartment is located in the second sea line on Playa de Palma, in the district of Las Maravillas. On the ground floor of the building there is a restaurant and two other small, quiet stores. Numerous stores for daily needs are located in the immediate vicinity. The apartment offers a fitted kitchen, which was newly installed in 2019, and is well equipped for all seasons with gas central heating and air conditioning units in all rooms. It offers two bathrooms as well as two bedrooms with fitted wardrobes and a living-dining room with access to the spacious terrace. A roof terrace for private use is also available. Practical is the converted, with heating and washing corner, attic, which can be used as a helpful storage / storeroom or as another room for the children. Pets are allowed by arrangement. The apartment is fully furnished and rented with a long-term lease. A virtual tour is available for this property.

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## Details of amenities

- Air conditioning hot/cold
- Gas central heating
- Double glazed climalit windows
- fitted kitchen
- Parking area
- Tiled floors
- terrace
- Roof terrace with small sea view
- Urban water supply
- Municipal power supply



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## All about the location

S'Arenal is located at the eastern end of the Bay of Palma. The distance to Palma is about 12 kilometers and to the airport about 6 kilometers. S'Arenal was originally a small fishing village, with its own port of Son Verí. Since the 1960s, the increasing mass tourism led to the development of the village, which is still in constant change. The old village center with typical houses from the Wilhelminian period of the 18th and 19th century and the yacht club "Club Náutic Arenal" are the main attractions. S'Arenal is home of the first three of fifteen "balnearios" - which can be translated as "bathing establishments". These sections of the beach are 200 to 300 meters apart of each other, offering an open-air café. It is a wonderful place to stroll along the approximately 4 kilometers long beach from S'Arenal to Can Pastilla. In S'Arenal one can find approximately 70 hotels. On the eastern edge of the part of S'Arenal that belongs to the municipality of Lluçmajor, on the Carrer de Cala Blava, there is also Mallorca's largest water park, the "Aqualand".

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## Other information

Basically, we recommend that the building law situation should be checked by a specialist lawyer. All information is based on the information of the owner or client. We do not assume responsibility for the completeness, accuracy and timeliness of the information. The brokerage fee will be paid by the seller. Taxes, the notary fee and the land register costs, incurred by the purchase, will be paid by the buyer.

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## Contact partner

For further information, please contact your contact person:

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