

Paguera – Südwest

# Attractive garden flat with separate guest studio near the beach

*Property ID: 1944*



**PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 131,77 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.188 m<sup>2</sup>**

Property ID: 1944 - 07160 Paguera – Südwest

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

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## At a glance

Property ID	1944
Living Space	ca. 131,77 m <sup>2</sup>
Available from	According to the arrangement
Floor	1
Rooms	6
Bedrooms	4
Bathrooms	3
Year of construction	2003

Purchase Price	890.000 EUR
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 0 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Garden / shared use, Built-in kitchen

Property ID: 1944 - 07160 Paguera – Südwest

## Energy Data

Type of heating	Central heating	Energy efficiency class	G
Energy certificate valid until	26.06.2023		



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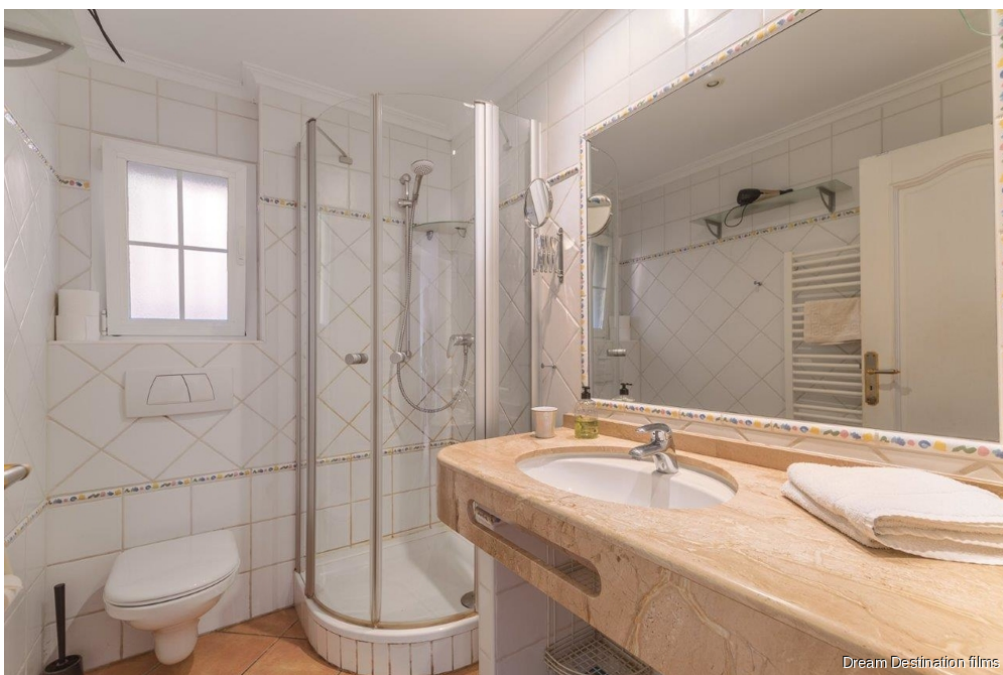
Property ID: 1944 - 07160 Paguera – Südwest

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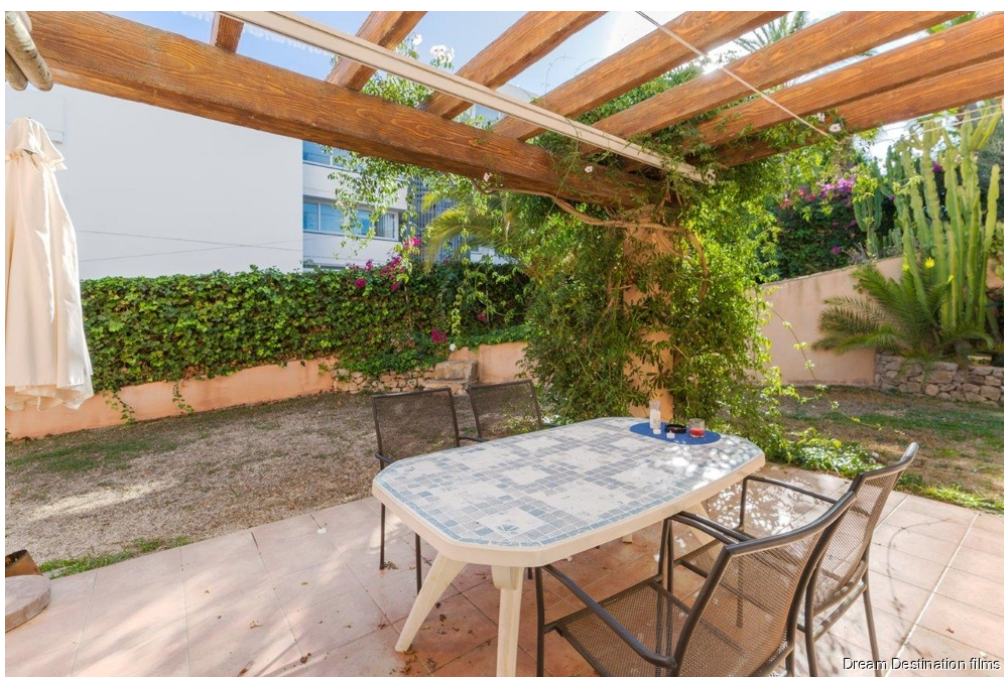
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## A first impression

This sunny garden apartment in a multi-family house with only 4 residential units, is characterized above all by its location in a quiet side street, in the immediate vicinity of the Tora beach (about 7 minutes walk). The living area is divided into 2 living-dining areas with 2 open kitchens, 4 bedrooms and 3 bathrooms, 2 of them en suite. The living-dining areas each have direct access to the south-facing terrace, which is enclosed by the private garden area. The direct access to the pool terrace with barbeque area is an ideal aspect especially for families. The purchase price includes a fully furnished separate guest studio with private terrace.

Property ID: 1944 - 07160 Paguera – Südwest

## Details of amenities

- built-in wardrobes
- double glazed aluminum windows
- electric shutters
- oil central heating
- private parking space

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## All about the location

With three of the most beautiful, fine sandy beaches of southwest Mallorca, Playa Palmira, Playa de Tora and Playa de la Romana, Paguera, as a classic seaside resort, offers first-class conditions for swimming, snorkeling and almost all water sports. The wide view of the sea is of exquisite beauty and offers a box seat to enjoy the sunset. Restaurants, boutiques and stores line the "boulevard" to a promenade with varied offers for every taste parallel to the beaches. All things of the daily need are directly in the place surrounded by gentle hills which offers all possibilities all year round. The island capital Palma de Mallorca and the airport Son Sant Joan are only about 30 minutes away by car. The neighboring village Camp de Mar, with the challenging golf course, Golf de Andratx; as well as the golf courses of Santa Ponsa can be reached from here in a few minutes.

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## Other information

Incidental costs of purchase: Incidental purchase costs are borne by the buyer and must be calculated separately. They include land transfer tax (>8%), notary fees, public registrations and processing fees of the tax office. Other ongoing ancillary costs: House fees: N.N. Property tax: N.N. Refuse charges: N.N. In addition there are consumption-dependent costs such as electricity, water, etc. Modelo 210: Non-resident property owners are required by law to file a so-called income tax return (Modelo 210) with the tax office once a year, even if the property does not generate any income. The purchase of this property is commission-free for the buyer!

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## Contact partner

For further information, please contact your contact person:

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