

Paguera – Südwest

# FOR RENT: Sunny apartment in quiet residential complex with pool

*Property ID: AL-6106*



RENT PRICE: 2.200 EUR • LIVING SPACE: ca. 72,37 m<sup>2</sup> • ROOMS: 2

Property ID: AL-6106 - 07160 Paguera – Südwest

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## At a glance

Property ID	AL-6106
Living Space	ca. 72,37 m²
Floor	2
Rooms	2
Bedrooms	1
Bathrooms	2
Year of construction	1985

Rent price	2.200 EUR
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 72 m²
Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen, Balcony

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## The property





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## A first impression

This beautiful rental apartment is located on the 2nd floor of an apartment building directly opposite Tora beach. The apartment has 1 bedroom, 1 bathroom with bathtub and a second bathroom with shower. The open kitchen is part of the spacious living/dining area. A large, sunny balcony (south-facing) can be reached from the living room. The utility room is separated from the balcony and has a washing machine, dryer and a sink as well as the electric hot water boiler. The apartment is furnished, well-maintained and ready for immediate occupancy.

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## Details of amenities

The kitchen is equipped with a gas hob, an electric oven, microwave, dishwasher and a fridge with an extra freezer compartment.

All windows are double-glazed and there are aluminum shutters in front of the windows and the exit to the balcony.

The residential complex has a large communal pool and a sunny relaxation area.

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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

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! The buyer bears the additional costs for notarization! Incidental purchase costs: 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. The costs for your own water consumption are included in the house fees! The community of owners is made up of Spanish, German and English owners; some apartments are rented out permanently, but most are only used by the owners themselves for their vacations. Other running costs: House rent: € 205.00 (monthly incl. parking space share) Property tax apartment: € 327.89 (annually) Parking lot property tax: € 11.96 (annually) Garbage fees: € 146.10 (annually) Plus consumption-dependent expenses such as electricity, internet, etc. Modelo 210: Non-resident property owners are required by law to submit a so-called income tax return to the tax office once a year, even if the property does not generate any income. The tax amount for EU citizens for this apartment and the parking space is approx. 260,- €. 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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