

Paguera – Südwest

# New-build luxury penthouse with fantastic sea views

*Property ID: 1986*



**PURCHASE PRICE: 2.885.000 EUR • LIVING SPACE: ca. 168 m<sup>2</sup> • ROOMS: 4**

Property ID: 1986 - 07160 Paguera – Südwest

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | 1986                     |
| Living Space         | ca. 168 m²               |
| Floor                | 3                        |
| Rooms                | 4                        |
| Bedrooms             | 3                        |
| Bathrooms            | 2                        |
| Year of construction | 2023                     |
| Type of parking      | 1 x Underground car park |

|                       |   |
|-----------------------|---|
| Purchase Price        | 2.885.000 EUR                             |
| Condition of property | Like new                                  |
| Construction method   | Solid                                     |
| Usable Space          | ca. 375 m²                                |
| Equipment             | Terrace, Guest WC, Swimming pool, Balcony |

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## Energy Data

|                    |   |
|--------------------|---|
| Type of heating    | Underfloor heating  |
| Energy information | At the time of preparing the document, no energy certificate was available. |



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## The property



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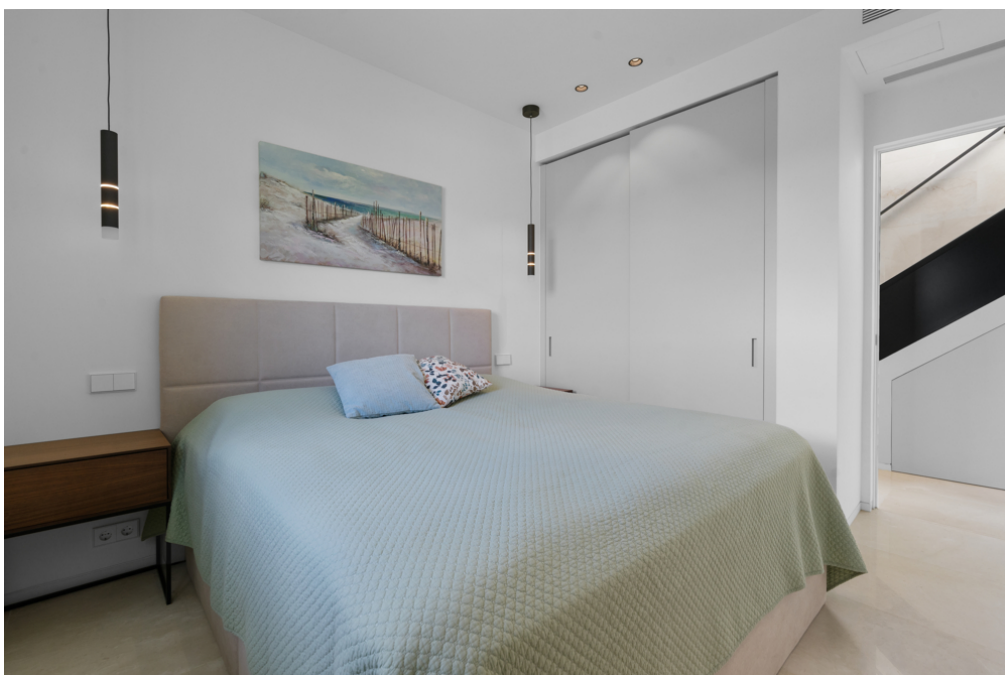
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## A first impression

This new-build penthouse embodies modern luxury living with a well thought-out interior design and breathtaking panoramic views over the Mediterranean landscape and the sea to the idyllic Malgrats Islands.

The architecture impresses with a sophisticated concept designed by a renowned international team of architects.

The apartment impresses with large windows, high ceilings and a successful combination of natural materials and modern design elements. The well thought-out overall concept is complemented by an exclusive interior design with a designer kitchen and custom-made built-in wardrobes from Poliform, Miele appliances, Fantini fittings, minimalist floor-to-ceiling windows from Panoramah and other high-quality details. The furniture is not included in the purchase price, but can be negotiated.

Additional features include electrically controlled shading in all bedrooms and heated towel rails in the bathrooms.

The roof terrace with a total area of approx. 188 m<sup>2</sup> has surrounding benches with cushions and its own jacuzzi. The very well thought-out, integrated lighting system sets beautiful accents in the evening and a lovingly laid out, Mediterranean planting, the care of which is taken over by the community gardeners, rounds off the dreamlike design of the roof terrace.

The residential complex Sa Puntassa - MAR - comprises 28 luxurious apartments spread over three buildings. The large communal pool (10m x 30m) with relaxation oases, a pool bar and green areas will make you forget any stress. The purchase price includes an underground parking space and a separate storage room.

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## Details of amenities

- Air conditioning
- Underfloor heating
- Heat pump
- Miele kitchen appliances
- Fantini fittings
- Panoramic windows
- Stone floor
- Poliform kitchen
- Whirlpool on the private roof terrace
- Security system
- swimming pool
- elevator
- Sea view
- Mountain view
- Children's playground and training course

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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 residential complex has a large communal pool and a fantastic sun terrace.

The community is made up of (mostly) German-speaking owners.

Further running costs:

House fees: approx. 550.00 € (monthly)

Property tax apartment: N.N.

Property tax parking lot/basement: N.N.

Garbage fees: € 121.95 (annually)

Plus consumption-related monthly expenses such as electricity (approx. € 80), water (approx. € 100) and internet connection (approx. € 49) etc.

Non-resident property owners are legally obliged to submit a so-called income tax return to the tax office once a year, even if the property does not generate any income (this is similar to the second home tax). 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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