

## ground floor for sale Calvià, Ponent



Ref. 100BG140~ GROUND FLOOR APARTMENT WITH PRIVATE GARDEN IN SON CALIU – PARKING INCLUDED ~~Live like in a house, with your own private garden, generous outdoor space and located in one of the most soughtafter residential areas of Calvià.~~According to the Land Registry, the property offers 100 m2 built area plus a 10 m2 private parking space, included in the price.~~ Exceptional Outdoor Living~~This property truly stands out thanks to its impressive exterior spaces:~~• 78.46 m2 private rear garden~• Independent garden house – ideal as storage room or motorcycle garage~• 9.45 m2 covered front terrace~• 4.05 m2 uncovered front terrace~• 19.44 m2 additional front garden area~• Direct access to green area~• Communal rooftop solarium~~A rare combination in this area.~~ WellDesigned Interior Layout~~3 spacious double bedrooms with builtin wardrobes~~2 bathrooms (one en suite)~~Kitchen with dining area~~Bright livingdining room~~Utility/laundry area~~The property is ready to move in and offers:~~ Radiator heating in all rooms~ Air conditioning in the living room~ Building with lift~ Private parking space directly in front of the property~ Wellmaintained condition with quality finishes~~ Son Caliu is one of the most desirable residential areas in the southwest of Mallorca – quiet, established and close to beaches, supermarkets and all essential services.~~An ideal home for families, permanent residence or as a highquality second home with real outdoor space.~~ 620,000 €~~The sale price of the property includes the real estate agency fees, which will be fully paid by the seller. The indicated price does not include the corresponding Property Transfer Tax (ITP), whose percentage is as follows ( Up to €400,000 8% From €400,000.01 to €600,000 9% From €600,000.01 to €1,000,000 10% From €1,000,000.01 to €2,000,000 12% From €2,000,000.01 onward 13% ), nor the notary and land registry fees, which are estimated at approximately 2% and must be paid upon signing the corresponding public deed.~The tax percentage is calculated based on the final price stated in the public deed and may vary depending on subsidies, grants, age and other personal circumstances of the taxpayer.

### property details

Spanishestate **6351837**  
id:  
reference:: **100-BG140**

### contact

real estate agent: **Grupdirect**  
name: **not available**  
spreekt: **not available**

close to/ located: **Calvià**  
region: **Ponent**  
property type: **ground floor**  
rooms: **3**  
property surface: **110 m2**  
surface plot: **21 m2**  
price: **€ 610.000**

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