

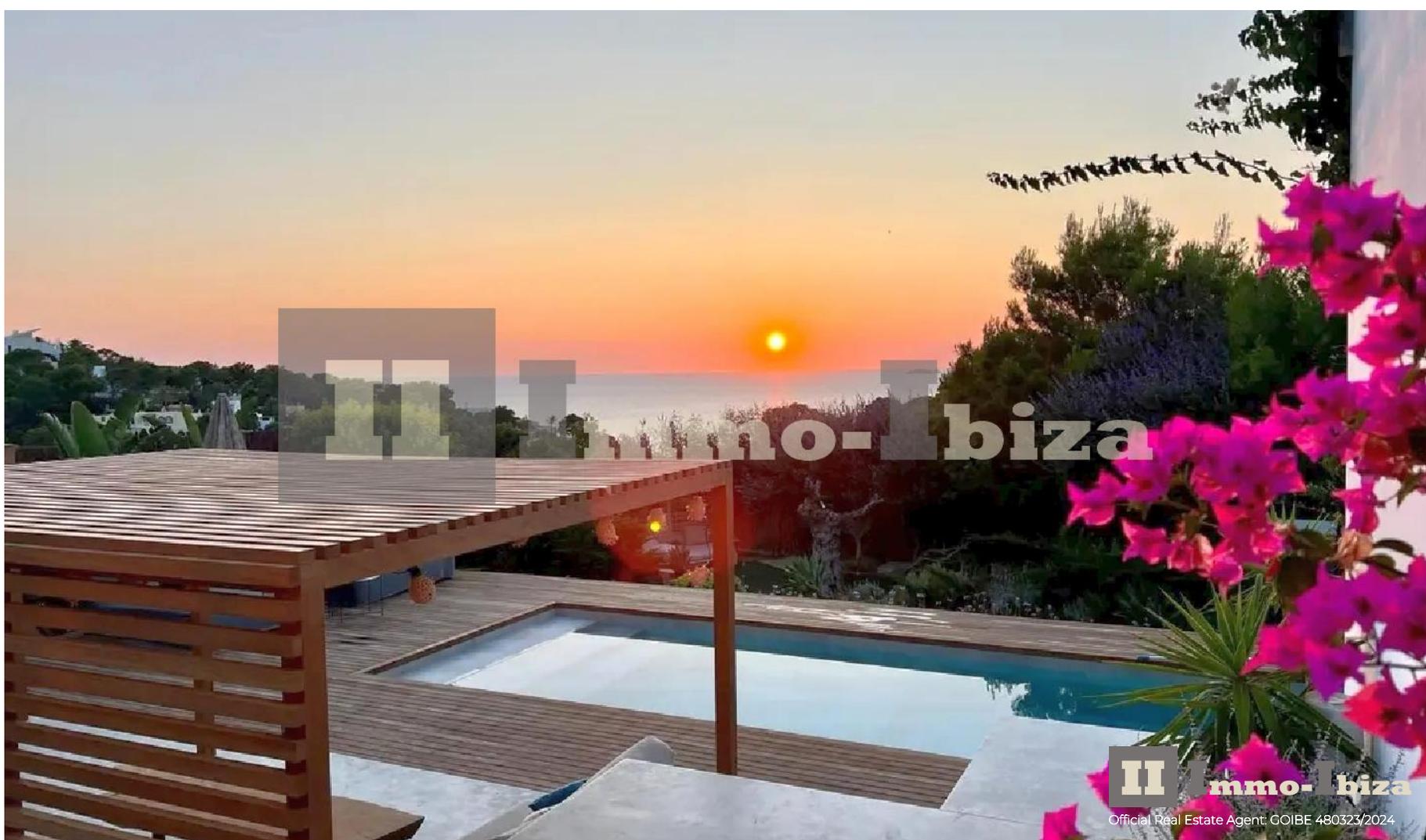


Price Offer €: 4.575.000

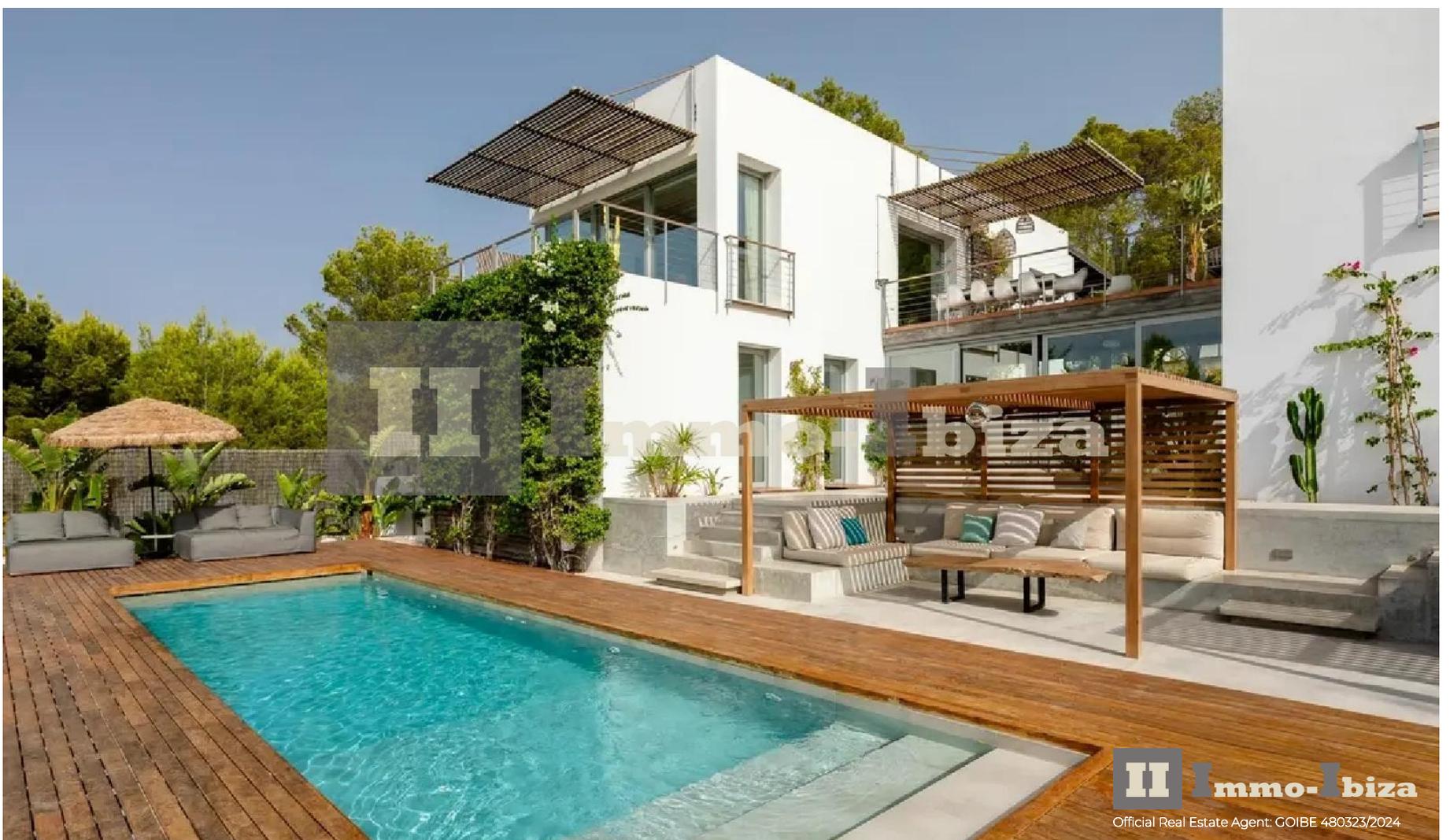
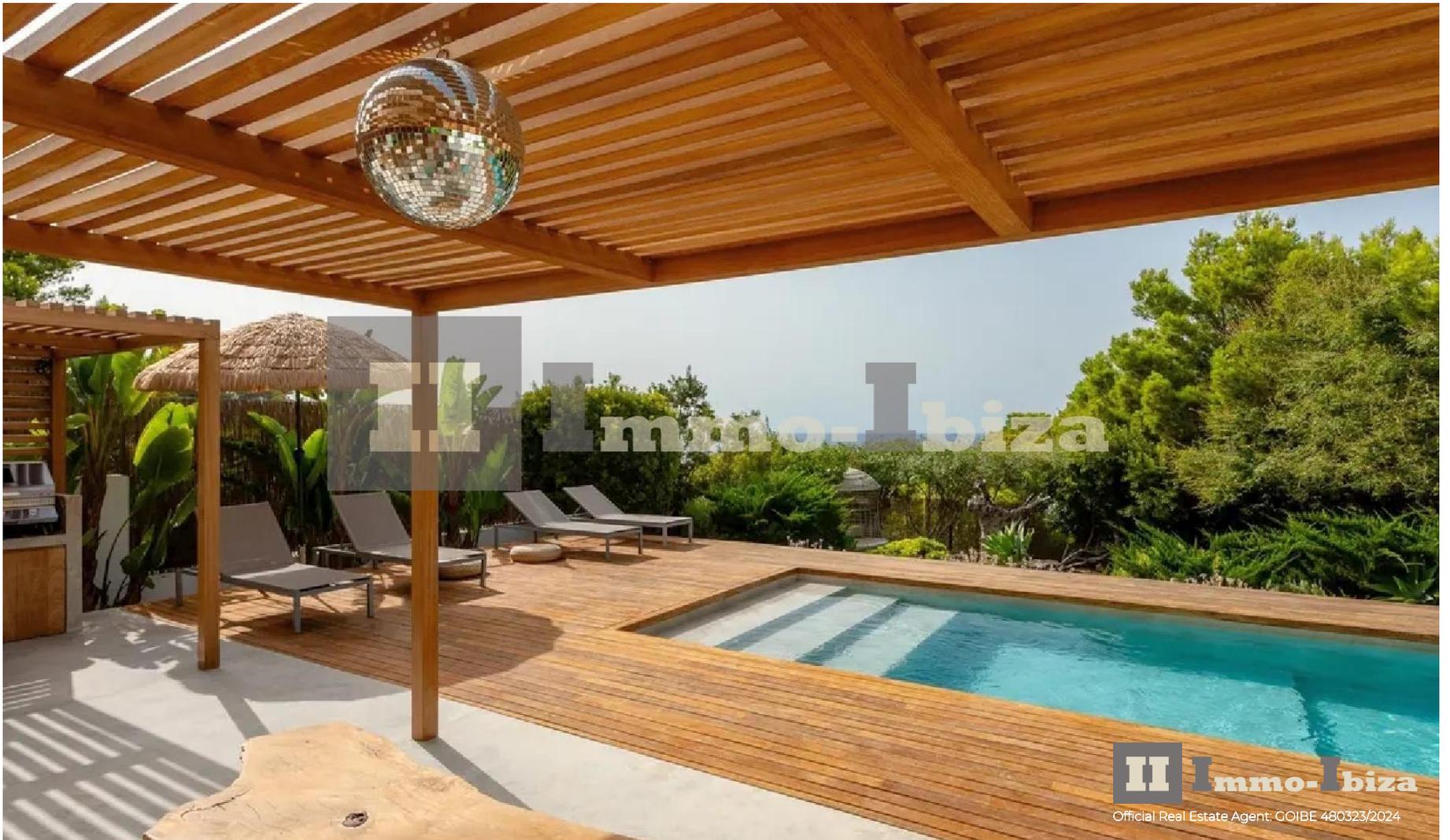
(All information is provided without guarantee)

- ✓ Location: Cala Moli
- ✓ Sunset-West-Coast
- ✓ 3 Min. to the Beach
- ✓ Touristic License
- ✓ 168,000 EUR in 4 Months
- ✓ Built Area: Approx. 350 m²
- ✓ Bedrooms: 5
- ✓ Bathrooms: 4
- ✓ Heated Saltwater-Pool
- ✓ Several Covered Terraces
- ✓ Atrium
- ✓ Outdoor-Kitchen
- ✓ Floor-2-Ceiling-Windows
- ✓ Underfloor Heating
- ✓ Central Air-Conditioning
- ✓ Tropical Garden
- ✓ Perfect Conditioning
- ✓ Solar-Panels

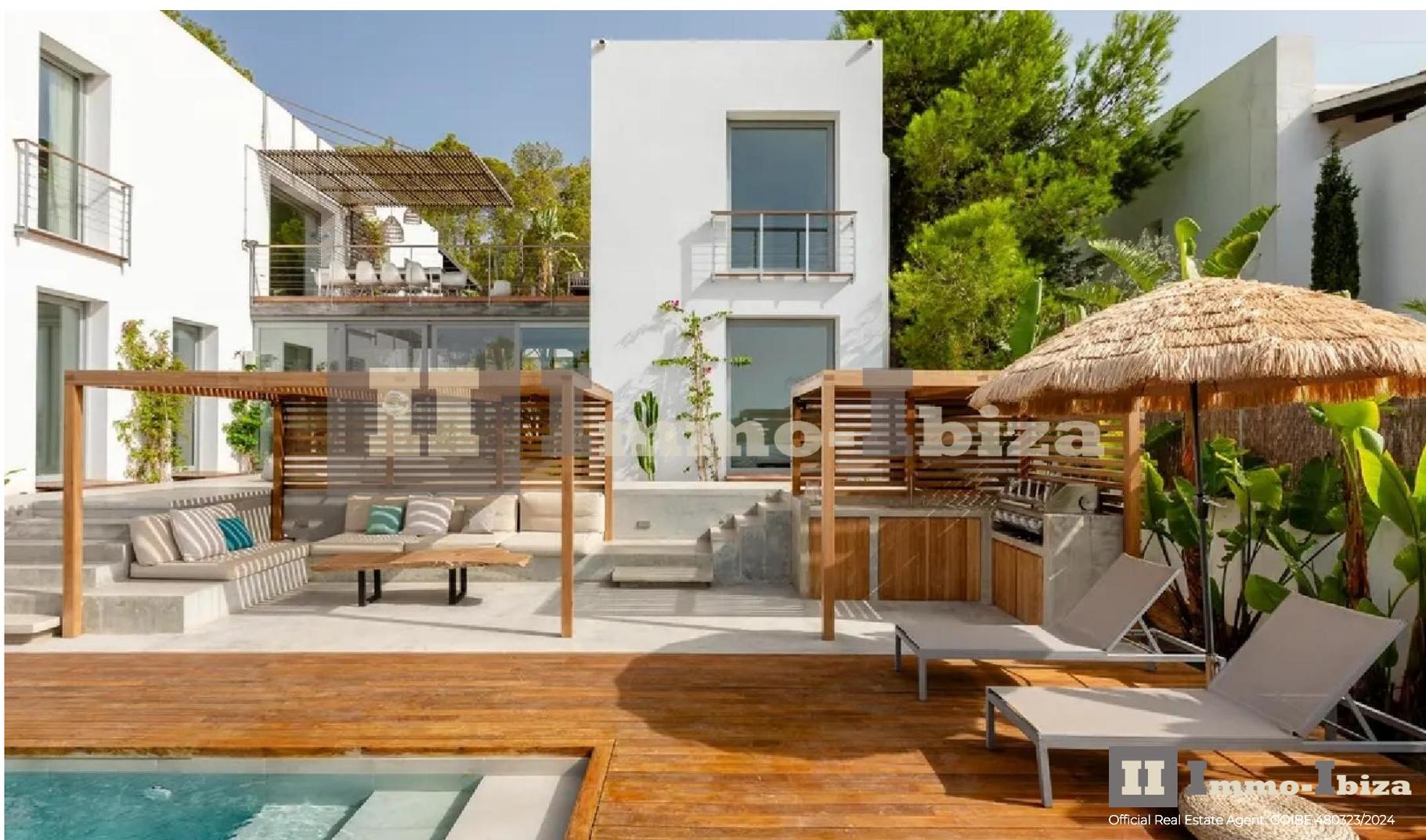
Sunset Views on Several Levels



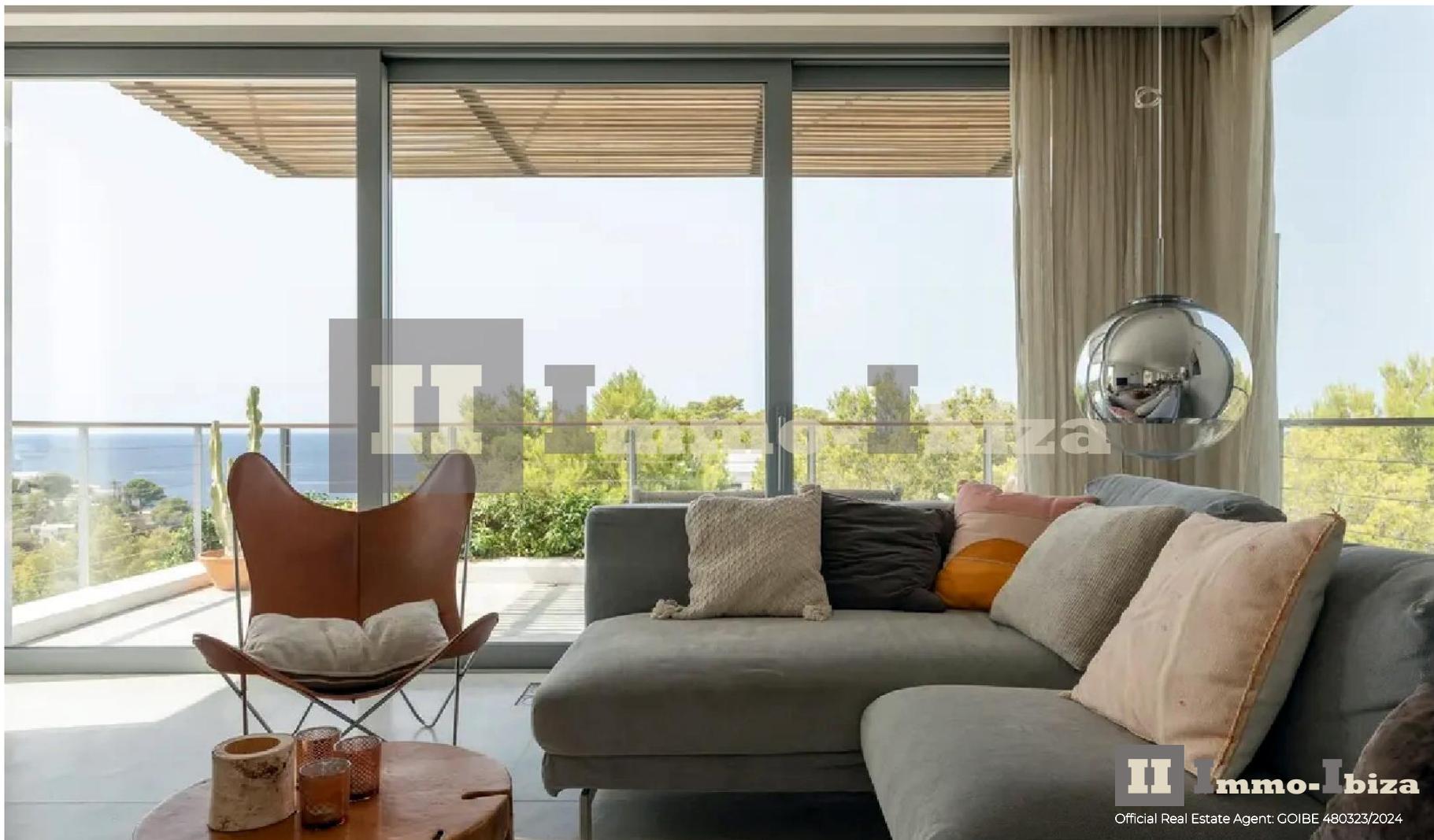
Covered Main Terrace and Pool with Wooden Surround



Building with Atrium in the Middle



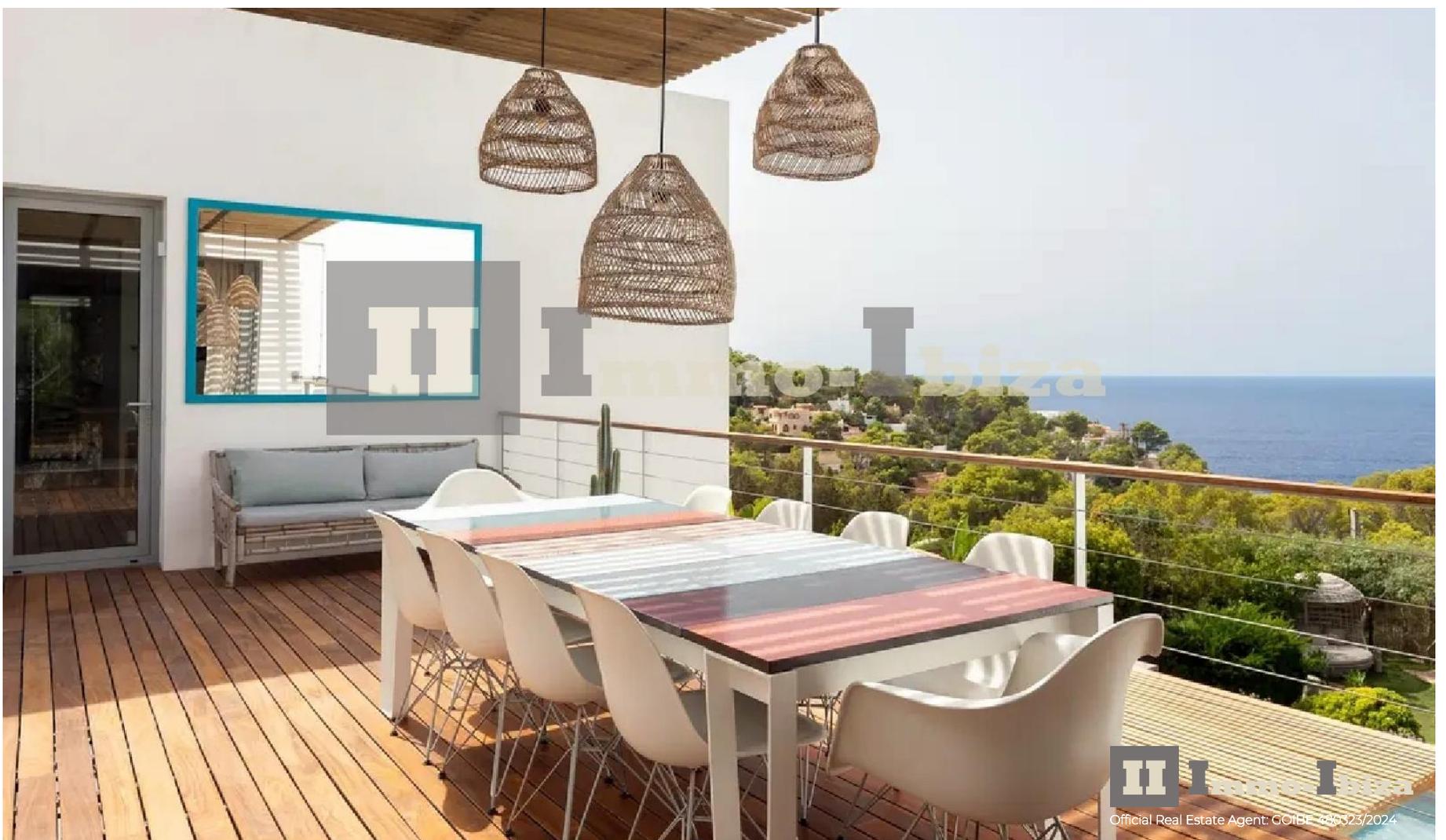
Light-Filled Rooms with Large Sliding Doors



Modern Kitchen and large Kitchen



High Quality Outdoor Kitchen and Terrace on 1st Level



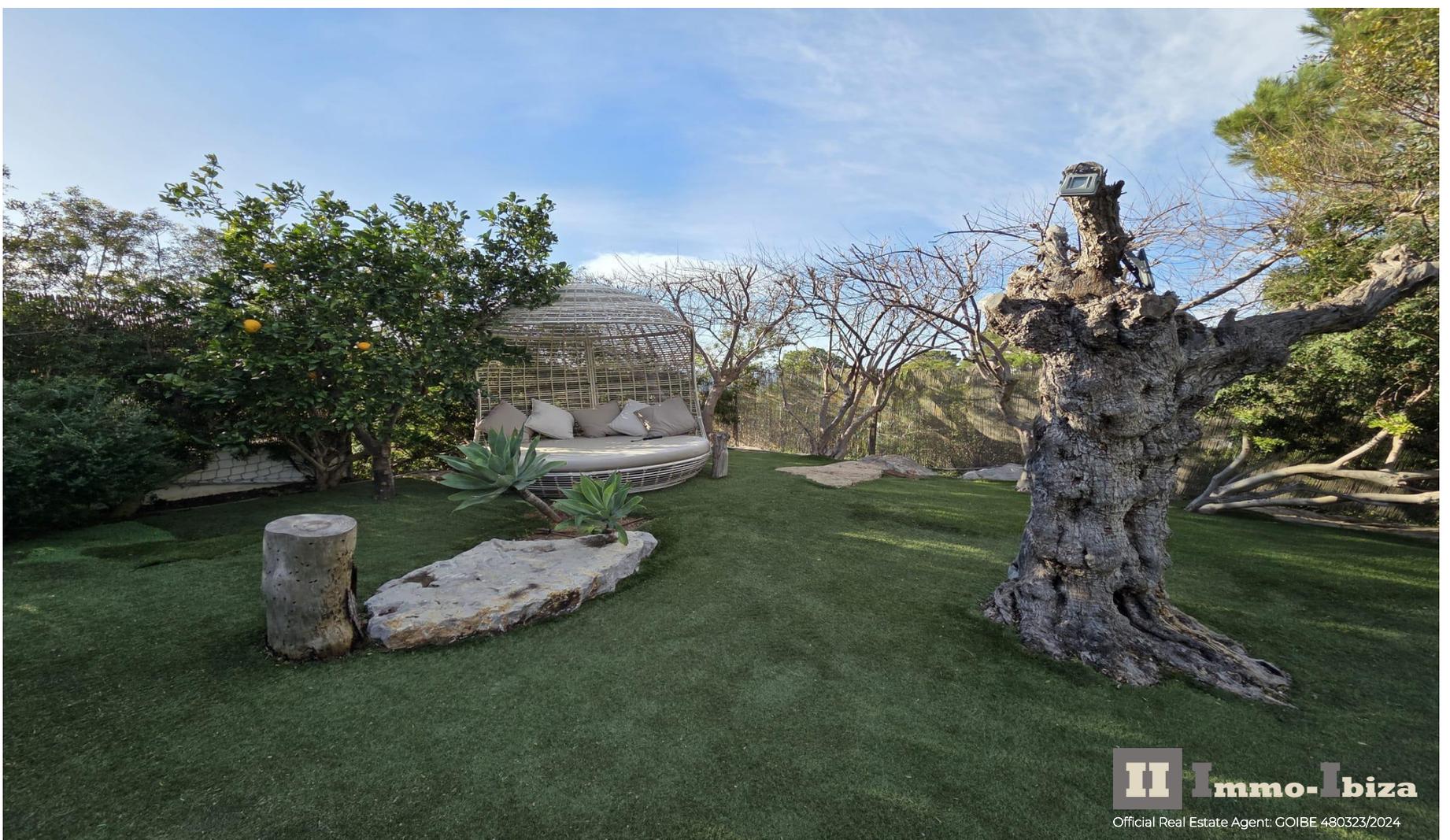
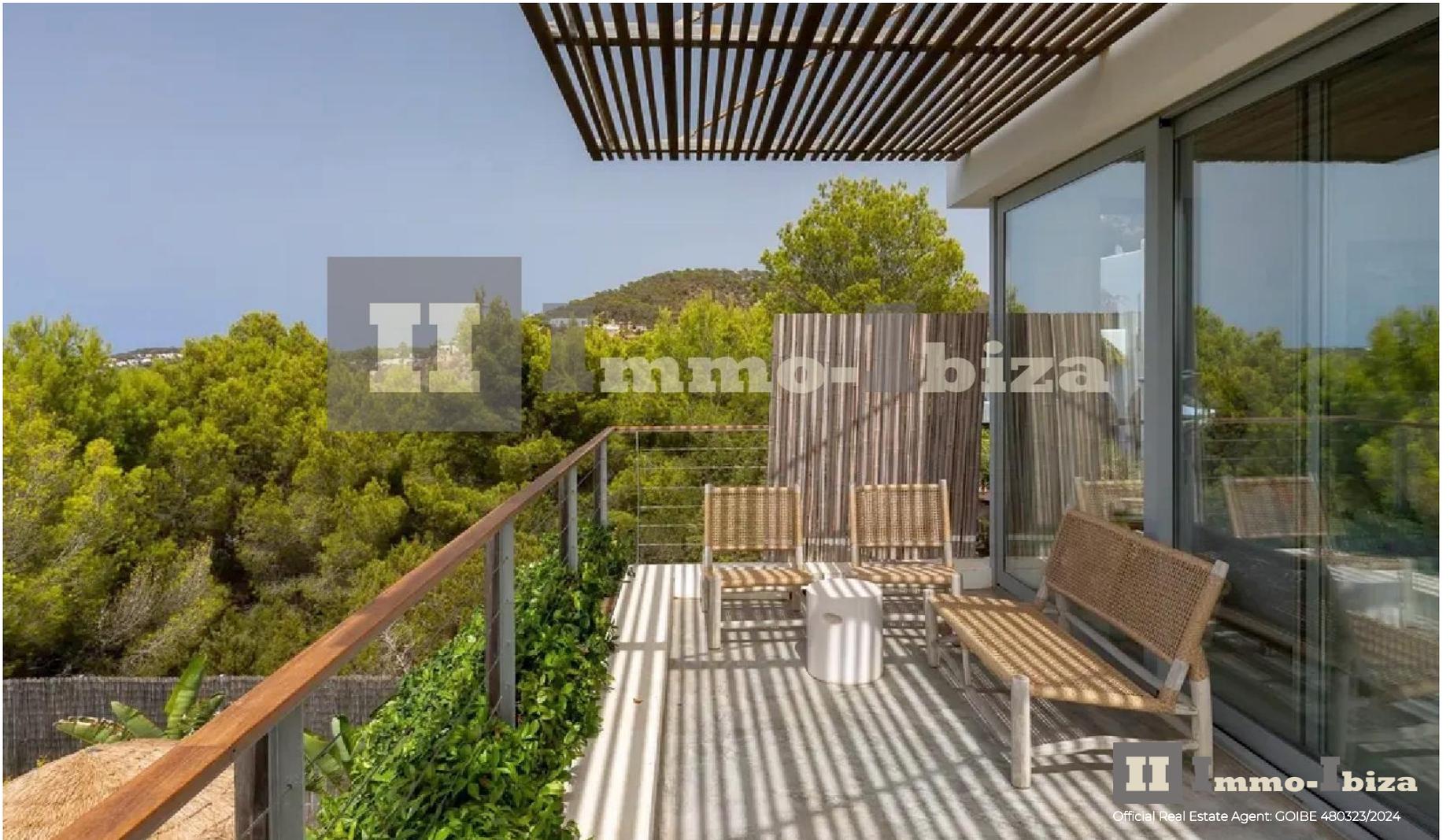
Bright Bedrooms



Light-Filled Bathrooms



1st floor and Well Maintained Garden



Collage





**Govern de les
Illes Balears**



Establiment inscrit en el Registre Oficial d'Agents Immobiliaris de les Illes Balears

Thank you for watching!

As Official Registered Real Estate Agent on the Balears, with the number: **GOIBE480323/2024** and Spanish tax number (NIE) Y7353582J, I am authorized to be a broker for real estates in Spain.

Please pay attention to the GOIBE number. From November onwards, sellers are prohibited from offering properties without registration.

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07830 Ibiza


Wolfgang Kress

10 really interesting and new reasons to buy a property in Ibiza.

Consider an investment in Ibiza from different perspectives. Not just because it is a beautiful island. Always consider the sensational increase in value, rental opportunities and personal use.

1. Increase in value

Ibiza has established itself as one of the most exclusive and sought-after real estate markets in Europe in recent years. Since the supply of properties is limited by strict building regulations, demand remains high, which in many cases leads to a continuous increase in value. Properties on the island often have strong potential for capital growth.

2. Tax aspects:

- a. Since 2023, there has been no inheritance and gift tax in the Balearic Islands between parents and children, as well as the reduction of up to 50% between siblings and uncles. This can also be applied to non-residents.
- b. As a non-resident, you can also take advantage of the "Beckham Law". Highly qualified workers can only be taxed on their Spanish income for the first 6 years, which can have a positive effect on the tax burden.
- c. EU citizens, unlike non-EU citizens, can deduct certain costs and expenses related to the property (e.g. maintenance costs, mortgage interest) from their taxes, which reduces their tax burden.
- d. Spain has an agreement to avoid double taxation with 19 countries in the EU and 33 other countries outside the EU. This means that buyers do not have to pay double tax on rental income or capital gains.

3. Safe investment location due to political and economic stability

Spain is considered a safe country with a stable political and economic situation, making it a trustworthy place for property investments.

4. High quality of life, good lifestyle and fantastic climate

Ibiza offers a unique quality of life with over 300 days of sunshine a year, beautiful beaches, a picturesque landscape and a relaxed Mediterranean lifestyle. The island has a mix of natural beauty and lively nightlife, but also quiet, peaceful retreats. For many people, Ibiza is an ideal place to escape the stresses of everyday life.

5. Long-term security and privacy as well as exclusivity and prestige

Many buyers appreciate Ibiza for the relative security and privacy that the island offers. Compared to other luxury destinations, Ibiza places a lot of emphasis on discretion and exclusivity, which is particularly attractive to celebrities or wealthy investors.

Ibiza is an international hotspot for wealthy buyers, celebrities and entrepreneurs. Buying a property in Ibiza is considered prestigious. This can not only be a status symbol, but also reinforce the exclusivity and security of an investment.

6. Easy accessibility

Ibiza is particularly attractive to European buyers because the island is easily accessible. The flight time from major European cities such as London, Paris or Berlin is usually less than three hours. This also makes the island ideal as a second home or holiday resort.

8. Vibrant international community

Ibiza has a diverse international community of people who come from different countries and cultures, which enriches social life and business opportunities. The island offers a cosmopolitan environment with a wide range of cultural offerings.

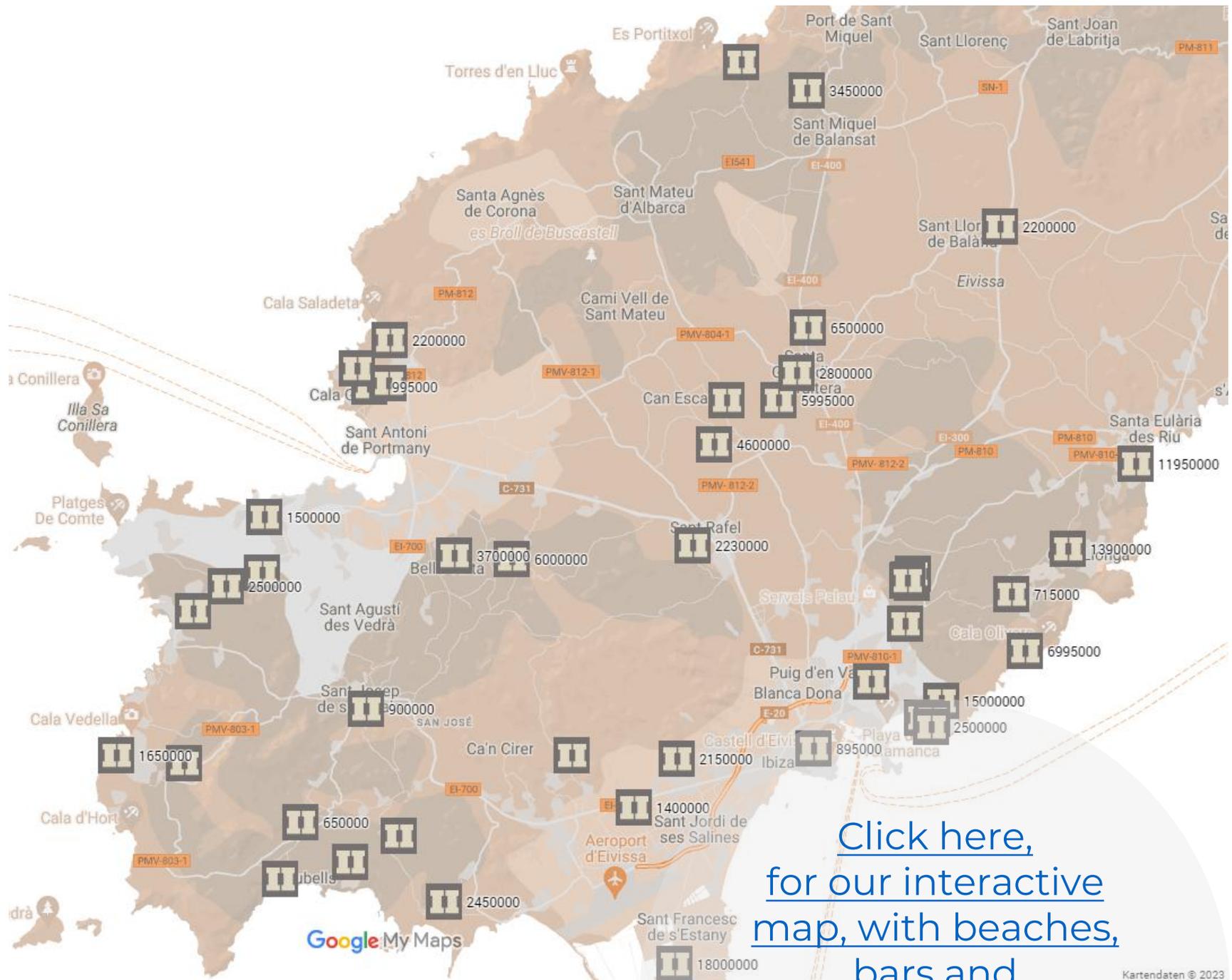
9. Diverse leisure opportunities

The island offers a variety of leisure opportunities, including water sports, hiking, yoga retreats and a vibrant nightlife, making it an attractive place for many people.

10. Long-term sustainability

Ibiza is increasingly focusing on sustainable tourism and environmental protection. Strict building regulations and nature conservation measures ensure that the island's nature and characteristic landscape are preserved. This means that the island is not overbuilt and remains attractive in the long term.

Our Immo-Ibiza Interactive Map



[Click here,
for our interactive
map, with beaches,
bars and
restaurants or for
checking
the distances!](#)

Imprint and general terms and conditions

immo-ibiza™

Provider:

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Possible costs and taxes:

Legal fees: Between 1% and 1.5%.

Real estate transfer tax: Between 8% - 11%.

Notary and registration costs: 1.5%.

Value added tax: quotient of the base area x number of years used, depending on the municipality.

Property tax (annually): Between 0.3% and 0.4% of the cadastral value.

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Right of withdrawal

Right of Withdrawal

You have the right to cancel this brokerage contract within fourteen days without giving any reason. The cancellation period is fourteen days from the day the contract is concluded.

To exercise your right of withdrawal, you must tell us:

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inform you of your decision to cancel this brokerage contract by means of a clear statement (e.g. a letter sent by post, fax or email). You can use the attached sample withdrawal form, but this is not mandatory.

To meet the cancellation deadline, it is sufficient for you to send your communication regarding your exercise of the right of cancellation before the cancellation period expires.

Consequences of cancellation

If you cancel this contract, we have made all payments to you that we have received from you, including delivery costs (with the exception of the additional costs that result from the fact that you chose a different type of delivery than the cheapest standard delivery we offer have) to repay immediately and at the latest within fourteen days from the day on which we received notification of your cancellation of this contract. For this repayment, we use the same means of payment that you used in the original transaction, unless expressly agreed otherwise with you; under no circumstances will you be charged any fees for this repayment.

If you have requested that the services should start during the cancellation period, you have to pay us a reasonable amount, which is the proportion of the services already provided in the Corresponds to the total scope of the service provided in the contract.

Notice on the premature expiry of the right of withdrawal

Your right of cancellation expires prematurely in the case of a contract for the provision of services if we have completed the service and only started to perform the service after you have given your express consent and at the same time have confirmed your knowledge that you have your right of cancellation lose complete fulfillment of the contract by us.

Model withdrawal form

(If you want to cancel the contract, please fill out this form and send it back.)

to:

immo-ibiza™
Wolfgang Kress
Apdo. Correos No. 50
07830 Sant Joseph, Ibiza

Hereby I / we (*) cancel the contract concluded by me / us (*) for the purchase of the following goods (*) / the provision of the following service (*)
Ordered on (*) / received on (*)

Name of the consumer

Address of the consumer

Date/Signature/ of the consumer (only for notification on paper)

(*) Delete where inapplicable.