



PROPERTY MARKET VALUATION

CL XXXXXXXXX X(X), XXXXX DOOR X, 07XXX, PALMA
DE MALLORCA, BALEARES



1. Property Information

Full Address: CL XXXXX XXXXXXX(X) Pl:XX Pt:XXX
07XXX PALMA (ILLES BALEARS)
Catastral Number: XXXXXXXXXXXXXXXXXXXX
Land m2: XXXm² Habitable m²: XXm²
Communal Areas m2: XXm² Total Terrace m²: Xm²
Type of Property: Apartment Use: Residential
Status: Lived in by owner
Distribution: Favourable Land Class: Urban
Year Constructed: 19XX Condition: Good, Reformed
General Location: Close to amenities, Close to transport

1 - Bedrooms



2 - Bathrooms



1 - Terrace



Doors: Wooden

Heating: Air-con unit

Luminosity: Reduced

Elevator: No

Community Fees:

Condition of Kitchen: Good

Community Areas: N/A

Connections to Electricity: Mains supply

Gas: Mains supply

Windows: Double Glazing

Ceiling Height: Standard

Parking: No

Storage room: No

Not applicable

Bathrooms: Good

Floor: Wooden

Noise level: Medium

Pool: No

Security: No

Floors: Good

Water: Mains supply

Waste: Mains sewage.

2. Estimated Value

322,406.99€

262,616.82 €



Quick sale
estimate

322,406.99 €



Sapphire
estimate

362,197.17 €



Max
estimate

Comments: The Sapphire Value takes into account the comparable ads below and factoring the differences they offer, along with multiple online market valuations.
If there were 2 bedrooms the property would be worth between 346,00€ and 379,000€

The majority of properties sold in the area have 76-90m², a swimming pool and 3 bedrooms.

Evolution of prices in the area: +12.65% in the last year

Sapphire Properties endeavours to combine the market value appraisal with the standards applied by Order ECO/805/2003. While every effort has been taken to validate the information in this report it is considered an estimate and in no way can it be used as official appraisal. This report is not legally valid.

3. Comparable Adverts

Photo	Price	Price/m ²	Size/m ²	Distance	Times viewed	Last updated	Comments
	€260.000	5000	52	-	9	14/07/2021	-
1 bedroom, and 1 bathroom							
	298.000€	2785,05	107	-	376	26/06/2021	- 2 bedrooms
2 bedroom, and 2 bathrooms							
	€340.000	4096,39	83	-	252	13/07/2021	- Inc. parking - 2 bedroom
2 bedroom, and 2 bathrooms							
	€345.000	3108,11	111	-	540	05/02/2021	- Luminous - Large terrace
1 bedroom, and 2 bathrooms							
	€350.000	4861,11	72	-	3	05/08/2021	- Luminous - Large terrace - 2 bedroom
2 bedroom, and 2 bathrooms							
	€395.000	3405,17	116	-	563	05/07/2021	- High Ceilings - Luminous - Ample terrace
1 bedroom, and 2 bathrooms							
	€299.000	2990	100	-	910	05/08/2021	- good distribution - 2 bedrooms
2 bedroom, and 2 bathrooms							

Type of Area: Residential, Commercial
 Close to: Supermarkets, Shops, Cinema, Transport
 Density of Area: High
 Close to: Supermarkets, Cinema, Transport, medical, green zones, public parking, schools.
 Profile of residents in the area: Aged 25 - 45yrs old, 42% Single, 3% Married, 84% Main domicile, 52% European.
 Av. Income 27,413€ p/annum.



GOBIERNO DE ESPAÑA

MINISTERIO DE HACIENDA Y FUNCIÓN PÚBLICA

SECRETARÍA DE ESTADO DE HACIENDA

DIRECCIÓN GENERAL DEL CATASTRO

DATOS DESCRIPTIVOS DEL INMUEBLE

Localización:

Clase: URBANO

Uso principal: Residencial

Superficie construida: 79 m2

Año construcción: 1930

Construcción

Destino

VIVIENDA

Elementos comunes

Escalera / Planta / Puerta

/BU/01

Superficie m²

77

2

CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE

Referencia catastral:

PARCELA

Superficie gráfica: 267 m2

Participación del inmueble: 20,00 %

Tipo: Parcela con varios inmuebles [division horizontal]

