

PROPERTY MARKET VALUATION

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



1. Property Information

Full Address:	CL XXXXX XXXXX	XXX(X) Pl:XX Pt:XX	X		
	07XXX PALMA (IL)	LES BA	LEARS)			
Catastral Number:	XXXXXXXXXXXXX	XXXX	XX			
Land m2:	XXXm ²	Habita	able m ² :	XXm ²		
Communal Areas m2:	XXm ²	Total	Terrace m ² :	Xm ²		
Type of Property:	Apartment	Use:		Residential		
Status:	Lived in by owner					
Distribution:	Favourable	Land	Class:	Urban		
Year Constructed:	19XX	Condi	tion:	Good, Reformed		
General Location:	Close to amenities, C	lose to	transport			
			-	-		
1 - Bedrooms	2 - Bathrooms		1 - Terrace			
Doors: Wooden	Windows: Double Glazing		Floor: Wooden			
Heating: Air-con unit	Ceiling Height: Standard		Noise level: Medium			
Luminosity: Reduced	Parking: No		Pool: No			
Elevator: No	Storage room: No		Security: No			
Community Fees:	Not applicable					
Condition of Kitchen: Good	Bathrooms: Good		Floors: Good			
Community Areas: N/A						
Connections to Electricity: N	fains supply		Water: Mains	supply		
Gas: Mains supply			Waste: Mains	sewage.		

2. Estimated Value

322,406.99€

262,616.82 €	322,406.99 €	362,197.17 €
Quick sale	Sapphire	Max
estimate	estimate	estimate

The Sapphire Value takes into account the comparable ads below and factoring Comments: 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

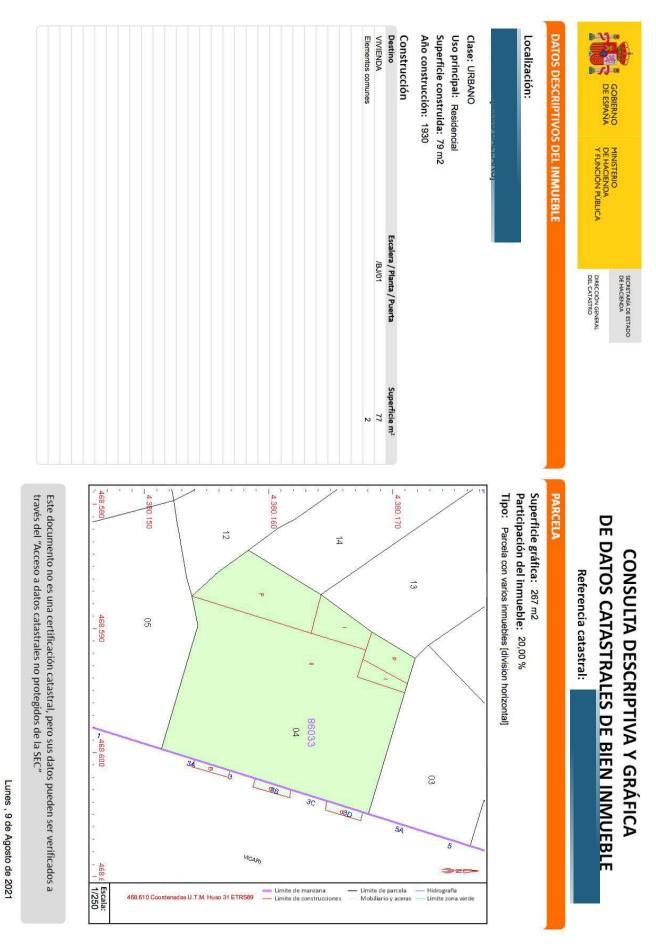
Photo	Price	Price/m ²	Size/m ²	Distance	Times viewed	Last updated	Comments	
	€260.000	5000	52	-	9	14/07/2021	-	
	1 bedroom, and 1 bathroom							
	298.000€	2785,05	107	-	376	26/06/2021	- 2 bedrooms	
	2 bedroom, and 2 bathrooms							
	€340.000	4096,39	83	-	252	13/07/2021	- Inc. parking - 2 bedroom	
	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, and	d 2 bathrooms					- 2 bedroom	
	€395.000	3405,17	116	-	563	05/07/2021	- High Ceilings - Luminous	
	1 bedroom, and 2 bathrooms						- Ample terrace	
DH	€299.000	2990	100	-	910	05/08/2021	- good distribution - 2 bedrooms	
4-41	2 bedroom, and	- 2 pearooms						

Type of Area: Close to: Density of Area: Close to:

Profile of residents in the area:

Residential, Commercial Supermarkets, Shops, Cinema, Transport High Supermarkets, Cinema, Transport, medical, green zones, public parking, schools. Aged 25 - 45yrs old, 42% Single, 3% Married, 84% Main domicile, 52% European. Av. Income 27,413€ p/annum.

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