JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT · BALEARICS

Apartment in Capdepera

3 bedrooms, 114 m² · Capdepera, Mallorca

ASKING PRICE

€1,117,000

3
bedrooms

2
bathrooms

114 m²
living area

jbpropertycapital.com

Apartment in Capdepera. Balearics, Mallorca.

Exclusive new build apartments by the sea in font de sa cala, mallorca Direct sale from the developer.: more than 65 years building homes on the Spanish coast.

01 · THE PROPERTY

Apartment in Capdepera

Capdepera, Mallorca

Exclusive new build apartments by the sea in font de sa cala, mallorca Direct sale from the developer.: more than 65 years building homes on the Spanish coast. Las palmeras is a residential project located in Font de Sa Cala, on the northeast coast of Mallorca, just 950 meters from the beach. The location offers a quiet setting by the sea, with all services and an excellent connection to the main points of interest in the area. More than 35 years building in Font de Sa Cala. We have been building in Font de Sa Cala since 1989, developing some of the most well-known residential projects in the area, such as Vistabella, Vistamar, Vistasur, Residencial Font de Sa Cala, Vista Sa Cala and Villas de Na Taconera.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**2**
Living area	**114 m²**
Asking price	**€1,117,000**
Reference	**Palmeras B1-3-1**

Apartment in Capdepera

A trajectory that reflects our deep knowledge of the environment and our commitment to quality. With Las Palmeras we reinforce our presence in Font de Sa Cala with a development of 18 apartments with 2 and 3 bedrooms, designed to make the most of natural light and offer spacious, functional and comfortable spaces. All homes include large private terraces with unobstructed views, which expand the living space and allow you to make the most of natural light and surroundings. Some of them will also enjoy sea views. The communal areas include a swimming pool surrounded by garden areas, designed to enjoy the outdoors and the Mediterranean lifestyle during the long summer days, just a few minutes from the beach of Font de Sa Cala Each home includes a parking space and a storage room. Expected delivery: October 2028 Quality finishes At we build under strict quality standards. Las Palmeras offers you all the details for your maximum comfort, in accordance with the new quality standards at European building level, guaranteeing the highest level of soundproofing between homes and thermal insulation. The kitchen is delivered fully furnished and equipped with integrated Siemens brand appliances, with oven, induction hob and integrated ceiling hood, as well as refrigerator and dishwasher. The countertop and kitchen front are from Silestone. The bathrooms have a Kyrya brand wall-hung cabinet, countertop washbasin, shower tray with glass screen and all Tres brand built-in taps.

Apartment in Capdepera

For all the rooms of the house, a large-format porcelain flooring from the Saloni brand has been chosen, and the same in its non-slip version for the terraces. More information at:

02 · WHAT WE DO

You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.

03 · FEATURES

What this property offers

- Parking
- Terrace
- Garden
- Close to beach
- Close to golf
- Storage
- Fitted kitchen
- Air conditioning
- Communal garden
- Underground parking
- Communal pool

04 · THE AREA

What you will find around Capdepera

Capdepera lies in the northeast of Mallorca, with a fourteenth century castle that encircles the entire village. Cala Ratjada, with its harbour and beaches, sits below on the sea. The Llevant natural park begins at the edge of the municipality.

Castle

fourteenth century fortress enclosing the village

Cala Ratjada

harbour and beaches ten minutes away

Canyamel

golf course and sandy beach nearby

Llevant

natural park at the edge of the municipality

White village

narrow streets and a weekly market

1 hour

to Palma airport

05 · PURCHASE COSTS

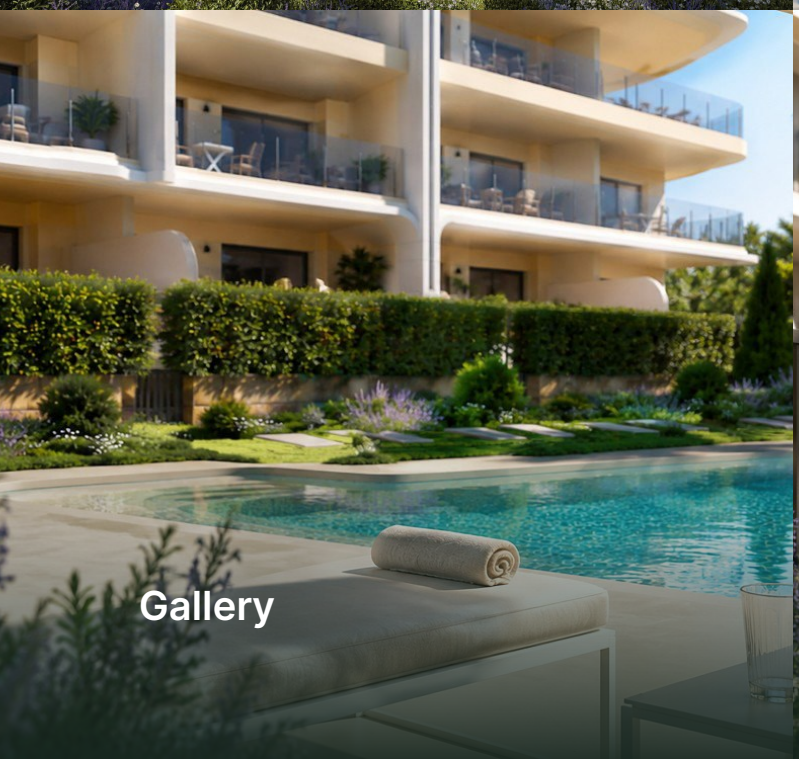
What the purchase costs beyond the price

The tax rates are those of the Balearic Islands. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

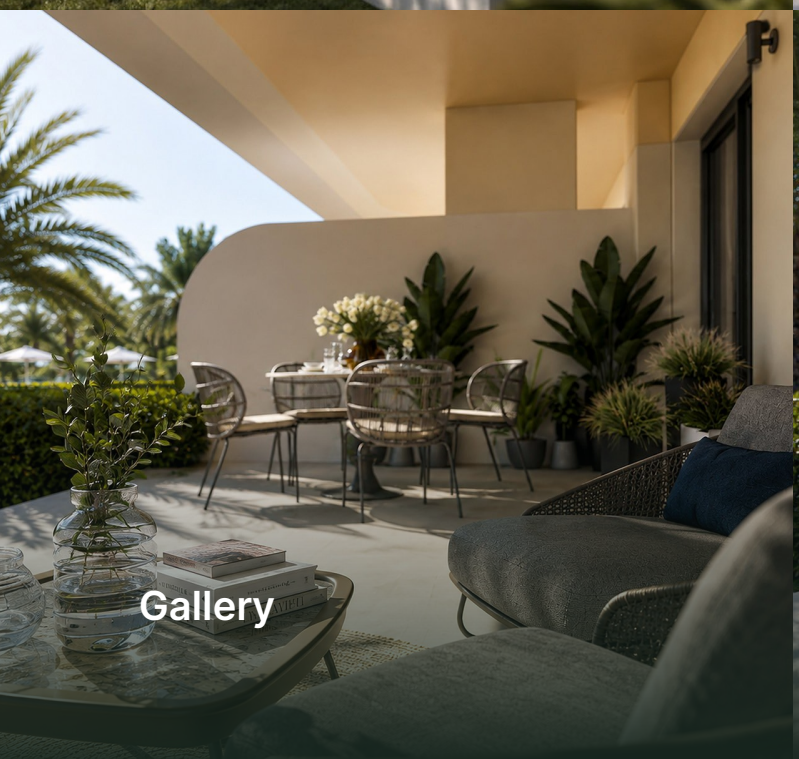
Transfer tax (ITP 8% + 9% + 10% + 12% in bands)	**€104,040**
Notary (official fees plus VAT)	**€1,064**
Land registry (official fees plus VAT)	**€571**
Legal support (1% plus VAT)	**€13,516**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€119,691**

€1,236,691	€119,691	10.7%
TOTAL INVESTMENT	PURCHASE COSTS	OF THE PURCHASE PRICE

Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



Gallery



Gallery

Gallery

06 · IN CLOSING

We guide your purchase, from first viewing to the keys.

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€1,117,000
asking price

3
bedrooms

114 m²
living area

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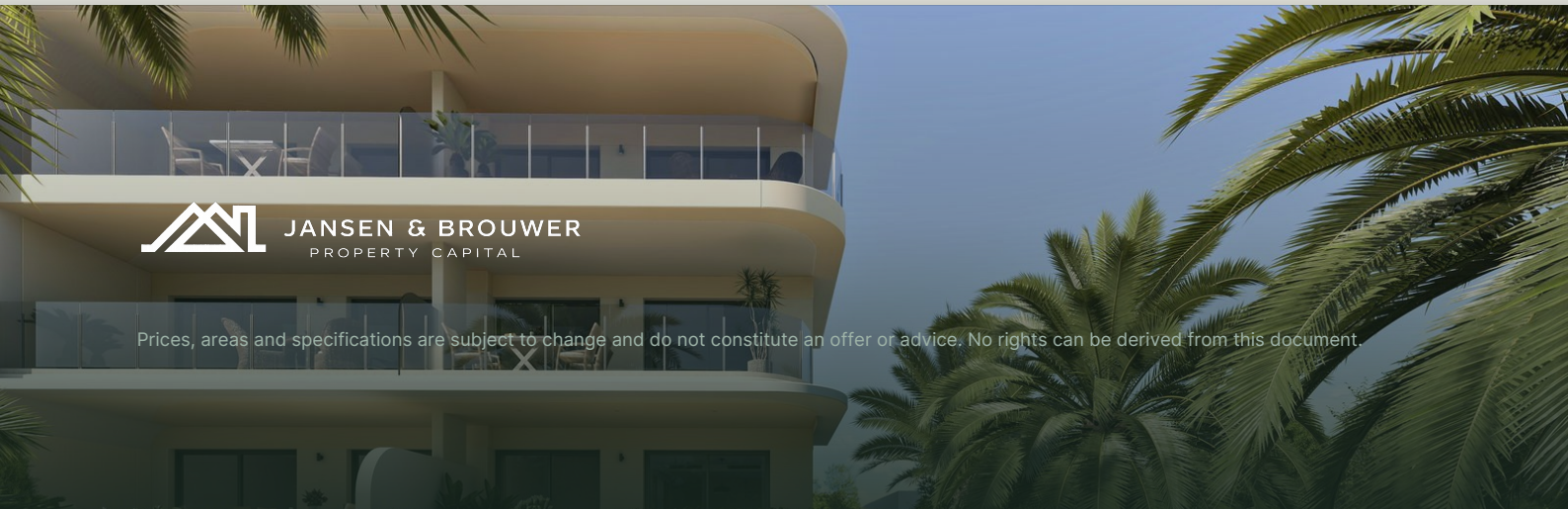

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