



PUIGpunyent.com

THE SHORT BUYER'S GUIDE

Buying a home *in Puigpunyent.*

The valley, the market and the questions to ask before you make an offer, in six pages. Written for international buyers looking at Puigpunyent, Galilea and Son Serralta.

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Three villages, *one municipality.*

Puigpunyent is a mountain municipality in the south-west of the Serra de Tramuntana, the UNESCO World Heritage landscape that runs along Mallorca's north-west coast. It is close enough to Palma to commute, yet it feels like the countryside: terraced olive groves, holm oak forest, old estates and the peak of Galatzó above it all. There are three places to live, and they feel quite different.

Puigpunyent

The main village in the valley floor, with the town hall, school, pharmacy, shops, bars and the weekly market. Village houses in the centre, fincas and estates on the slopes around it.

Galilea

A hillside village of about 300 people, higher up toward Es Capdellà, with views over the south-west slopes to the sea. Quieter, steeper and popular with artists and walkers.

Son Serralta

A small residential area about 3 km from the village, near the Bronze Age talaiots of Serral de ses Abelles and Casa del Gegant. Mostly houses on larger plots.

2,049

Residents, 1 January 2025

42 km²

Area of the municipality

1,027 m

Puig de Galatzó

25 min

To central Palma by car

30 min

To Palma airport

20 min

To Son Espases hospital

Daily life

TIB bus 201 runs every day between Galilea, Puigpunyent and Palma. The village primary school is CEIP Puig de na Fàtima, and international schools such as Balears International College and Queen's College are about 30 minutes away. There is no beach in the municipality; the nearest swims are at Banyalbufar and Port des Canonge on the north-west coast. A car is close to essential outside the village centre.

What is for sale, *October 2026.*

We counted every Puigpunyent listing on Idealista, Spain's largest property portal, in October 2026, then removed the homes shown more than once by different agents. The headline number on the portals and the real number of homes for sale are not the same.

75

listings on Idealista, worth €145 million in total

62

distinct homes once duplicates are removed,
worth about €127 million

40

listings asking more than €1 million

€29.5M

the most expensive, ranked the 5th priciest home
for sale in Spain in August 2026

What this means for you

The same house, three prices. One €7.5 million estate was listed by three different agents. Duplicates are common here, and the asking price is not always the same on each listing. Before you view, ask which agency holds the mandate from the seller, and whether it is exclusive.

Different portals, different pictures. On the same day Fotocasa showed 37 listings for the municipality. No single portal shows the whole market, and some of the best homes are sold without ever being advertised.

This is a premium valley. More than half the listings ask over €1 million. Village houses and smaller homes do come up, but they sell quickly and often through local contacts.

Tip. Save the listings you like as PDFs on the day you see them. Prices, photos and descriptions change, and a record helps when you compare agents or negotiate.

Figures counted by Puigpunyent.com from Idealista and Fotocasa in October 2026. Spain ranking reported by the Majorca Daily Bulletin, 26 August 2026. Listings change daily.

Twelve questions *to ask first.*

Many homes in the valley are old fincas, extended over generations on land with strict rules. These questions catch most of the problems buyers discover too late. Your lawyer should check the answers in writing.

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| 01 | Urban or rustic land?
The rules for building, extending and adding a pool are very different on rustic land. | 02 | Is everything legal?
Does every building, pool and extension appear in the Land Registry and the Catastro, with licences? |
| 03 | Is there a habitability certificate?
The cédula de habitabilidad is needed for utilities and for many sales. | 04 | Where does the water come from?
Mains, a registered well, or a cistern filled by truck. Ask for the well's paperwork. |
| 05 | Sewer or septic tank?
Outside the village centre, expect a septic system. Ask its age and condition. | 06 | Who owns the access road?
Check for a recorded right of way if you cross a neighbour's land. |
| 07 | Can you get fibre here?
Check coverage for the exact address with operators before you sign, not after. | 08 | Do you plan to rent it out?
Ask whether it already has a holiday-rental licence (ETV). New licences are capped and hard to get. |
| 09 | Are there debts?
Unpaid IBI property tax, community fees or utility bills can pass to the buyer. | 10 | Who holds the mandate?
If several agents list the house, find out who really represents the seller. |
| 11 | What does the town hall say?
Ask the planning department (urbanisme) about the plot and any open proceedings. | 12 | Is it next to forest?
Many plots border woodland. Ask about fire-safety clearing and what insurers require. |

From offer to keys.

- 1 **Get an NIE.** Your Spanish tax identification number, needed to buy, open a bank account and pay taxes. Start early; appointments can take weeks.
- 2 **Open a Spanish bank account.** For the payments at completion and the running costs afterwards.
- 3 **Hire an independent lawyer.** Not the seller's or the agent's. They check the title, the debts, the licences and the land status.
- 4 **Reserve and sign the private contract.** Often a contrato de arras with a deposit, commonly around 10%. Read the penalty terms: under the usual arras, a buyer who pulls out loses the deposit, and a seller who pulls out pays it back twice.
- 5 **Sign the deed before a notary.** You pay the balance, receive the keys and the deed is signed.
- 6 **Register and pay the taxes.** Your lawyer pays the transfer tax and registers the deed in the Land Registry in your name.

What to budget on top of the price

Resale home	Transfer tax (ITP) in the Balearics, progressive from 8% to 13% depending on the price. Reduced rates exist for some main homes and young buyers.
New build	10% VAT plus stamp duty (AJD), generally 1.5%.
Notary, registry and lawyer	Allow roughly 2% more, and ask for written quotes.
Every year	IBI property tax, rubbish collection, insurance and, for non-residents, an annual tax on Spanish property even if you never rent it.

Tax rates checked in October 2026 and they change. Confirm the current rates with the Balearic tax agency (ATIB) or your adviser before you sign. This guide is general information, not legal or tax advice.

Who to ask *in the valley.*

Ajuntament de Puigpunyent

C/ Sa Travessia 37, 07194 Puigpunyent · 971 61 44 55 ·
ajuntament@ajpuigpunyent.net · weekdays 9:00 to 14:00. Ask for the planning
department (urbanisme).

Town hall e-office

puigpunyent.sedelectronica.es, for online procedures and requests.

Land Registry extract

A nota simple shows the owner, charges and description of a property. Order
one online from the Spanish registrars at registradores.org.

Catastro

sedecatastro.gob.es, to compare the official plot and buildings with what you
are being sold.

Balearic tax agency

atib.es, for current transfer tax rates and forms.

Bus

TIB line 201, Galilea to Puigpunyent to Palma, every day · tib.org

FREE INTRODUCTIONS

Tell us what *you are looking for.*

Send us your brief: budget, village, type of home and timing. We introduce you to the
agents whose homes match, including ones not yet advertised, at no cost to you.

WHATSAPP

+34 610 392 305

EMAIL

puigpunyent@puigpunyent.com

WEB

puigpunyent.com