

Apartment In Gran Canaria



Price: **275000 €**

Town: Mogan
Zone: Patalavaca
Type: apartment
No. bathrooms: 1
No. bedrooms: 2

Property Descriptions

Our agency offers for sale an apartment located in a popular complex in the Patalavaca area.

The complex has direct sea views, a communal pool, solarium and mini market. It is a residential complex so it can be used as a home, a second home or as an investment to rent out.

The apartment consists of a balcony with fantastic views of Anfi del Mar, a living room-equipped kitchen, two bedrooms and a full bathroom.

Monthly community fee of 75 euros.

Close to service areas such as supermarkets, restaurants, bus stop, taxi and within walking distance of the beach.

***Visits to the property*:** All those interested in viewing the property must present a valid identification document, such as DNI, NIE or passport, before the visit. In addition, they will be required to sign a visit sheet upon entering the property.

*** To reserve the property,** an initial payment of 1 month's deposit will be required (to be returned within the legal deadlines, after having handed over the property to the owner, as long as the condition of the property is the same as when it was handed over to the tenant and the conditions of the rental contract are met).

***Law 12/2023,** of May 24, on the right to housing, approved in Congress on April 27, 2023, and in the Senate on May 18, which has been in force since the day after its

inclusion in the BOE, on May 26, 2023, contemplates in Section 1 of Article 20 that in the case of housing rental contracts "the real estate management costs and those of formalizing the contract will be borne by the landlord."

This regulation does not apply in the case of rental contracts for uses other than housing, such as premises, etc. And, in particular, it does not apply to seasonal rental contracts. In these cases, the tenant pays one month of the agency fees with the corresponding IGIC.

* The information on the property is subject to possible errors and involuntary changes.





