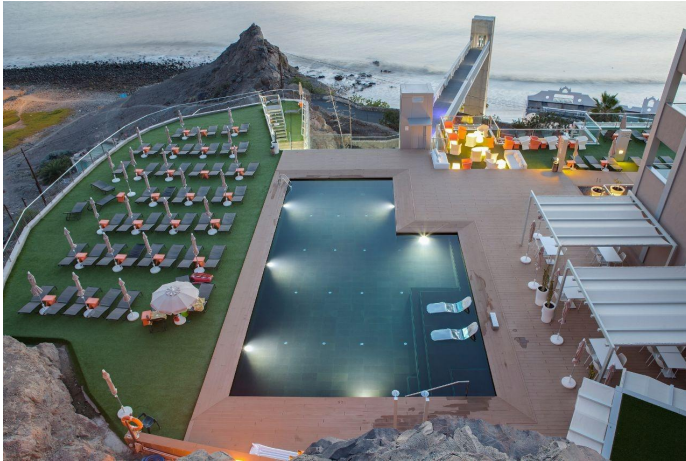


Apartment In Gran Canaria



Price: **475000 €**

Town: **Mogan**

Zone: **Playa del Cura**

Type: **apartment**

No. bathrooms: **1**

No. bedrooms: **2**

Property Descriptions

Our agency is pleased to offer this fantastic penthouse with dreamlike views in a luxury complex in Playa del Cura.

The resort features exclusive amenities: a large heated communal pool with endless sea views, a sundeck, a buffet-restaurant, outdoor recreation areas, a fitness area, 24-hour reception, and a private elevator that takes you directly to the beach.

This home offers you an elegant and bright retreat, with the endless blue of the ocean as a backdrop. The most captivating feature of this apartment is its covered terrace. Protected from the sun and wind, yet with large windows that offer direct and spectacular views of the ocean. The bright living room invites you to relax. Its open design and abundant natural light create a cozy and spacious atmosphere, ideal for entertaining or simply unwinding. The fully equipped kitchen is designed to be functional and elegant. The apartment has two bedrooms, designed for relaxation. One of them is a true privilege, as it offers direct sea views, allowing you to wake up every day to a breathtaking landscape. Both bedrooms share a full bathroom, which has been designed with quality finishes for your comfort.

Close to service areas such as a taxi stand, bus stop, and shopping center, and within walking distance of the area's famous beaches: Amadores, Puerto Rico, and Tauro.

This apartment is located outside the tourist system. This property is located

within a tourist complex that operates under local regulations and is managed by a designated management entity. However, some properties may be privately owned and not intended for vacation rentals. Living and long-term rentals are permitted.

***Property Viewings*:** All those interested in viewing the property must present a valid ID, such as a DNI, NIE, or passport, before viewing. Additionally, they will be required to sign a viewing sheet upon entering the property.

Additional information:

- Use of the property is always subject to current legislation.
- The property is sold as is. The floor plan and its measurements may not be exact. The Selling price does not include costs. Taxes and other expenses arising from the sale are the responsibility of the buyer. The property is subject to Transfer Tax (6.5% in general). The taxable base will be the highest of: 1) the sale price, 2) the appraisal value, or 3) the cadastral reference value. Costs: Notary and Land Registry fees range from approximately 0.3% to 0.8%, depending on the rates, and document management. Financing: Mortgage, bank, and appraisal expenses will be the responsibility of the buyer, according to their needs and choice. The real estate agency fees will be paid by the seller. The transaction and terms of sale are subject to the seller's express acceptance. Do not hesitate to contact us for more info and legally required documentation. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.

