

# Apartment In Gran Canaria



Price: **289900 €**

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

## Property Descriptions

This apartment is the perfect option for those looking for a charming, move-in ready home in the center of a vibrant fishing village, with all the amenities at hand. Recently renovated, it combines traditional charm with modern comforts. The building with only a few neighbors has an elevator that takes you to the basement.

Enjoy your own terrace, an ideal outdoor spot for sipping your morning coffee, reading a book, or simply feeling the pulse of the town. It has two bedrooms, perfect for relaxing or hosting guests. The heart of the home is a bright, open-plan living-kitchen space, designed for a smooth flow of living. The practical and functional kitchen allows you to prepare your favorite dishes while interacting with those in the living room. A full bathroom with a contemporary design completes the main rooms.

And for your convenience, the sale includes a storage room, a very useful extra space to store your belongings, beach equipment, or whatever you need.

Monthly community fee of 45 euros, excluding utilities.

The location of this apartment is unbeatable: it's close to the beach, allowing you to enjoy the sea and sand in a matter of minutes. Plus, you'll have all the amenities within easy reach: shops, restaurants, supermarkets, and everything you might need in your daily life, without having to travel far.

**\*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. Additionally, they will be asked to sign a visit sheet upon entering the property.

**Additional information:**

- The use of the property will always be subject to current legislation.
- **Legal Information:** The Retail Price (PVP) does not include taxes or closing costs, which legally correspond to the buyer and are estimated at an additional 8% to 10%. These costs include Property Transfer Tax (ITP at 6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (AJD at 1%) for new builds, as well as Notary and Land Registry fees (approx. 0.3% - 0.8%) and administrative handling. The taxable base will be calculated on the highest value between the sale price, bank appraisal, or cadastral reference value. Financing costs (appraisal and bank fees) are the buyer's responsibility based on their choice, while real estate brokerage fees are included in the price and paid by the seller. The transaction is subject to the seller's express acceptance, and full legal documentation is available to the consumer upon request.
- Information about the property is subject to possible errors and involuntary changes.







