

# Apartment In Gran Canaria



Price: **295000 €**

Town: Mogan

Zone: Patalavaca

Type: apartment

No. bathrooms: 1

No. bedrooms: 2

## Property Descriptions

Looking for the perfect retreat where the sun and sea are your only neighbors?

Located in an exclusive and tranquil complex with few neighbors, this top-floor apartment combines privacy, comfort, and the best views of Gran Canaria's south coast. It's the ideal opportunity for those seeking a relaxing getaway or a smart investment in one of the most sought-after areas thanks to its unbeatable climate.

□ What makes this property unique:

\* **Panoramic Views:** The heart of the home is its magnificent sunny terrace. From here, you'll enjoy spectacular sunsets over the ocean and the picturesque town of Arguineguín.

\* **Functional and Bright Design:** Spacious living room with a fully equipped open-plan kitchen, creating a modern and inviting space for sharing moments.

\* **Relaxation with a View:** It features two bedrooms (one double and one single). The master bedroom has a large built-in wardrobe and a picture window that allows you to wake up to the blue sea.

\* **Premium Common Areas:** The complex offers a secure environment with private access, spacious and impeccably maintained common areas, and a heated

communal pool, perfect for year-round enjoyment.

### Location and Surroundings

Situated in an area renowned for its absolute peace and quiet, guaranteeing the rest you deserve. Its easy access and the building's high-quality maintenance make it a gem ready to move into.

Community fees are €101.46/month.

**\*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.







