

Apartment In Gran Canaria



Price: **355000 €**

Town: Mogan
Zone: Amadores
Type: apartment
No. bathrooms: 2
No. bedrooms: 3

Property Descriptions

Our agency offers for sale a spacious family apartment located in a complex in the upper part of Amadores. This small complex features a communal swimming pool, solarium, and wheelchair access ramp.

The property is an excellent investment opportunity due to its location just minutes from Amadores beach.

It comprises a private terrace with sea views, a spacious living room, an open-plan kitchen, a bedroom, and a full bathroom. Adjacent to the apartment is a separate ground-floor apartment with a living room, a fully equipped kitchen, a bedroom, a dressing room that could be converted into a third bedroom, and a full bathroom.

It is conveniently located near amenities such as a shopping center, pharmacy, taxi rank, restaurants, and is a short drive from the beach.

***Property Viewings*:** All those interested in viewing the property must present a valid form of identification, such as a national identity card, foreign resident card, or passport, before the visit. A visitor log will also be required upon entry.

Additional information:

- The use of the property will always be subject to current legislation.
- Legal information: The List Price (RRP) does not include taxes or closing costs,

which are legally the responsibility of the buyer and are estimated at between 8% and 10% additional. These costs include Property Transfer Tax (6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (1%) for new construction, in addition to notary and land registry fees (approx. 0.3% - 0.8%) and document management fees. The taxable base will be calculated on the highest value between the sale price, the appraisal, or the cadastral reference value. Financing costs (appraisal and bank charges) are the responsibility of the buyer according to their choice, while real estate brokerage fees are included in the price and are paid by the seller. This transaction is subject to the seller's express acceptance, and complete legal information is available to the consumer.

- Information about the property is subject to possible errors and unintentional changes.







