

# Apartment In Gran Canaria



Price: **320000 €**

Town: Mogan

Zone: Arguineguín

Type: apartment

No. bathrooms: 1

No. bedrooms: 2

## Property Descriptions

Discover your new haven in the most exclusive area of Arguineguín This impeccable two-bedroom apartment in Loma Dos is not just a property, it's a lifestyle. Located in a top-tier residential complex renowned for its design and accessibility, this home offers everything you need to enjoy your stay on the island\* A communal pool with views, a solarium, and direct access to the garage from the street.

The heart of the home is undoubtedly its spectacular 15-square-meter terrace. A private space where the blue of the sky blends with the horizon, creating the perfect setting for dinners under the stars or al fresco breakfasts. Inside, light takes center stage: a living room bathed in the warmth of the sunset thanks to its privileged orientation, a fully equipped modern kitchen, two bedrooms (one double and one single) designed for absolute relaxation, and a full bathroom.

□An absolute bonus in this location is that the property includes a 15-square-meter parking space in the price

Enjoy the vibrant life of Arguineguín, with its terraces , fresh fish restaurants, and charming cafes ☕, and its proximity to the beach, all just a few minutes' drive from your doorstep

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

entering the property.

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 to be 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 builds, in addition to notary and land registry fees (approximately 0.3% - 0.8%) and document processing fees. The taxable base will be calculated on the highest value: 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 full legal information is available to the consumer.

Property information is subject to errors and unintentional changes.









