

Apartment In Gran Canaria



Price: **485000 €**

Town: Mogan

Zone: Arguineguín

Type: apartment

No. bathrooms: 2

No. bedrooms: 3

Property Descriptions

Discover the pinnacle of coastal comfort in this spectacular, fully renovated luxury apartment, all on one level for absolute convenience. Located in the prestigious and tranquil Loma Dos area of Arguineguín, this property perfectly blends an open-concept interior design with an unparalleled outdoor space.

The true heart of this property is its stunning outdoor area, designed to enjoy the world's best climate year-round: Private Pool; an exclusive luxury for cooling off in summer. Large solarium and terrace (over 70 m²) – an immense space that includes a sunbathing area, an outdoor shower, and a perfect barbecue area. A strategically covered section of the terrace is ideal for creating a summer dining area or a chill-out lounge protected from direct sunlight. Front Terrace; an additional space to enjoy your morning coffee in complete tranquility or as a storage area.

The property has been renovated with high-quality materials, prioritizing natural light and functionality: Open-Concept Living Room; A bright, open-plan space that flows naturally. A dream kitchen, fully equipped with state-of-the-art appliances and a spectacular central island, ideal as a social gathering place. The master suite features its own en-suite bathroom, two additional bedrooms (three in total) perfect for family or guests, and two full bathrooms in total (including the master suite's), with modern finishes. Service area: A comfortable, separate laundry room.

Premium Details and Amenities: Air conditioning installed in all rooms to guarantee

the perfect temperature year-round. Accessibility: All on one level. Location: Situated in a very quiet residential area of Loma Dos, guaranteeing peace and privacy, yet just minutes from all the amenities, beaches, and restaurants of Arguineguín.

A unique property that offers not just a home, but an unforgettable living experience. Ready to move in and enjoy from day one.

***Property Viewings*:** All those interested in viewing the property must present a valid identification document, such as a national identity card (DNI), foreign resident's card (NIE), 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 property is sold as is. The floor plan and its measurements may not be exact. The List Price (RRP) does not include expenses. Taxes and other expenses arising from the sale are the responsibility of the buyer. The property is subject to Transfer Tax (ITP) (6.5% in general). The taxable base will be the highest value among: 1) sale price, 2) appraisal, 3) cadastral reference value. Expenses: Notary and Land Registry fees between 0.3% and 0.8% approximately, depending on the rates, plus document processing fees. Financing: Mortgage, bank, and appraisal costs will be the buyer's responsibility, according to their needs and preferences. Real estate agency fees will be covered by the seller. The transaction and purchase terms are subject to the seller's express acceptance. For further information and legally required consumer documentation, please do not hesitate to contact us. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.











