

Apartment In Gran Canaria



Price: **270000 €**

Town: **Aguimes**

Zone: **Playa de Arinaga**

Type: **apartment**

No. bathrooms: **1**

No. bedrooms: **3**

Property Descriptions

Looking for a seaside project or a high-yield investment? This property offers endless possibilities in one of the most sought-after and desirable areas on the coast. Located on the second floor, this apartment is the perfect blank canvas to design your dream home or to create a highly desirable rental property.

High-demand area; Arinaga is constantly growing. It's a highly sought-after residential area with all amenities within easy reach (restaurants, supermarkets, public transport). An unbeatable location just a two-minute walk from the Avenida and Arinaga Beach. Forget about the car to go for a swim.

Total versatility: Thanks to its layout and location, it's perfect both as your permanent residence and for the long-term rental market with an excellent return on investment.

Key features: Spacious layout with 3 bedrooms, a living room, a separate kitchen, and a full bathroom. This property requires complete renovation, ideal for fully adapting it to your taste or maximizing its value. Sold unfurnished, facilitating the immediate start of renovations.

□Some images in this listing have been optimized or AI-generated to showcase the property's renovation or decorating potential.

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.







