

# Apartment In Gran Canaria



Price: **350000 €**

**Town: Mogan**  
**Zone: Patalavaca**  
**Type: apartment**  
**No. bathrooms: 1**  
**No. bedrooms: 2**

## Property Descriptions

Located in one of the most peaceful and easily accessible residential areas of Patalavaca, this complex boasts spectacular communal areas. Relax in the large communal pool and solarium with sea views, stay in shape in the fitness area, or enjoy the convenience of having a restaurant and mini-market just steps away. An oasis of peace with all the amenities for everyday life.

Terrace: the star attraction of the property, an ideal space to relax and enjoy beautiful panoramic ocean views. It also features a practical and convenient laundry area. Living-Dining Room: a very spacious and comfortable room, also with direct sea views. Kitchen: American-style, fully furnished, and functionally integrated into the living room. Master Bedroom: a true haven of rest, spacious and with the privilege of sea views. Second Bedroom: spacious and equipped with a double bed, perfect for guests or family. Bathroom: complete, especially spacious and comfortable.

Located on the first floor of the complex and just steps from the pool area, this apartment stands out for its spaciousness and abundant natural light in every room.

Monthly community fees of €98, utilities not included.

A unique opportunity. Ready to become your new home or your next successful investment!

**\*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. A visitor log will also be required 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 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 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.







