

Apartment In Gran Canaria



Price: **265000 €**

Town: San Bartolome De Tirajana

Zone: San Agustín-Bahía Feliz

Type: apartment

No. bathrooms: 1

No. bedrooms: 1

Property Descriptions

Discover your new haven in San Agustín! We present this spectacular, newly renovated apartment, offering a comfortable and relaxing lifestyle. The property boasts incredible panoramic views of the iconic Maspalomas Dunes, a dreamlike landscape to enjoy every day from the comfort of your home.

It is located in a well-maintained residential complex that has it all: several communal swimming pools and a sun terrace, a poolside bar perfect for unwinding, spacious gardens, a tennis court for sports enthusiasts, and outdoor parking outside the complex. Situated just steps from Playa de las Burras, it features convenient pedestrian access across the road, allowing for a short walk to the beach.

The apartment has been completely renovated, including new electrical and plumbing systems, ensuring peace of mind and comfort from day one. It features elegant parquet floors that add warmth to every room, a fully equipped kitchen, and a modern bathroom. Sold unfurnished, offering you a blank canvas to decorate to your own style.

Private terrace with stunning sea views, living room with parquet flooring, fully equipped open-plan kitchen, separate bedroom, full bathroom with modern design, and an entrance hall. Located on an upper floor (accessible by steps).

An ideal opportunity to live in, enjoy your holidays, or as a secure investment.

*Some images in this listing have been optimized or generated using AI to showcase the property's renovation or decoration 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. 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 an additional 8% to 10%. These costs include Property Transfer Tax (6.5% in general, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (1%) for new builds, as well as 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 fees) are the responsibility of the buyer, according to their chosen method, 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.









