

Apartment In Gran Canaria



Price: 360000 €

Town: Mogan

Zone:

Type: apartment

No. bathrooms: 1

No. bedrooms: 2

Property Descriptions

Located on an elevated floor that guarantees maximum privacy and serenity, in one of the most iconic and sought-after residential buildings on the south coast of Gran Canaria, especially due to its prime beachfront location on the Patalavaca seafront promenade.

Entering this apartment is a truly sensory experience: a hallway bathed in natural light welcomes you, accompanied by the gentle murmur of the sea.

A panoramic terrace with sea views is the heart of the home's outdoor space. A cozy and privileged area designed for contemplating the horizon, enjoying breakfast in the sun, or relaxing at sunset overlooking the sea. The open-plan kitchen, perfectly integrated into the living area, combines style and functionality. It comes fully equipped with high-end appliances, ideal for lovers of gastronomy and design. The master bedroom is a haven of comfort designed for rest, featuring a large window that allows you to contemplate the sea directly from the bed. The second bedroom boasts a minimalist style; functional and with a clean and impeccable aesthetic. Like the main bedroom, it features a large window that seamlessly integrates the sea views into the interior of the room. The modern, fully equipped bathroom boasts high-quality finishes and includes an integrated laundry area with a washer and dryer, optimizing space without sacrificing comfort.

The property enjoys an unbeatable beachfront location with direct access to the

beach and the promenade connecting Patalavaca with Arguineguín and Anfi del Mar. Leisure and dining options are just steps away, and the property also offers excellent transport links and amenities.

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

Additional information:

- Use of the property is always 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.