

Apartment In Gran Canaria



Price: **340000 €**

Town: Mogan

Zone:

Type: apartment

No. bathrooms: 1

No. bedrooms: 2

Property Descriptions

The property is located within a prestigious complex, one of the most sought-after developments in the area due to its direct elevator access to Patalavaca beach. It offers a concierge service and a carefully curated selection of restaurants and beachfront amenities. An unparalleled combination of tranquility and practicality.

The true heart of the home. A spacious open terrace where the sensation of floating above the sea is complete. The perfect space to enjoy al fresco dining and relax to the sound of the waves. A modern kitchen with minimalist finishes, ample storage, and fully equipped with state-of-the-art appliances. The open-plan layout with a dining area is ideal for everyday life as well as entertaining guests with the ocean as a backdrop. A sanctuary of rest designed to wake up each morning to the vastness of the sea before your bed. It features custom-built wardrobes, a neutral and sophisticated design, and direct access/views that guarantee an experience of pure comfort. Unlike many other properties, the second bedroom also enjoys spectacular direct sea views and abundant natural light, making it a welcoming and privileged space for both family and guests. Finally, the bathroom, a functional and elegant space finished with high-quality materials, features a spacious walk-in shower, modern fixtures, and understated, spa-inspired finishes.

Whether you're looking for a luxury beachfront residence or a secure, high-yield real estate asset in southern Gran Canaria, this property meets the most

demanding standards.

Strategically located between Arguineguín beach and the iconic Anfi del Mar bay. The promenade allows for leisurely strolls along the coast to either location.

***Property Viewings*:** All those interested in viewing the property must present a valid identification document, such as a national identity card, foreign resident's 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 at between 8% and 10% additional. These costs include the Property Transfer Tax (ITP) (6.5% in general, subject to exceptions) for resale properties. The sale price includes VAT, or IGIC (7%) and Stamp Duty (1%) for new construction, plus notary and land registry fees (approx. 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.