

Bungalow In Gran Canaria



Price: **335000 €**

Town: **San Bartolome De Tirajana**

Zone: **San Agustín**

Type: **bungalow**

No. bathrooms: **1**

No. bedrooms: **1**

Property Descriptions

The property's main attraction is its outdoor area. It boasts a sunny terrace and a private garden area, the perfect space to relax on sun loungers, soak up the sun, or enjoy outdoor barbecues with the sound of the waves in the background and stunning sea views.

Upon entering, you are greeted by a sophisticated and welcoming atmosphere: a living room, a modern, warm space filled with natural light, designed for maximum comfort. A separate kitchen with a charming rustic design adds a great deal of personality. It is fully equipped and offers the luxury of direct sea views while you cook. A cozy, peaceful bedroom is perfect for rest. The renovated bathroom is modern and equipped with an elegant walk-in shower.

This bungalow not only offers a spectacular home but also an unparalleled lifestyle within a meticulously maintained complex: direct beach access, magical sunsets, tropical green spaces, a large communal swimming pool with a sunbathing area, a safe children's pool, and a laundry service, ideal for your convenience or that of your guests.

Impeccable Location; Situated in the sought-after Playa del Águila area, in a quiet community with direct access to the coast. A unique opportunity to acquire a turnkey property (ready to move in) in one of the most desirable locations.

***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 property is sold as is. The floor plan and its measurements may not be exact. The List Price (RRP) does not include expenses. Taxes and other expenses arising from the sale are the responsibility of the buyer. The property is subject to Transfer Tax (6.5% in general). The taxable base will be the highest of: 1) sale price, 2) appraisal value, or 3) cadastral reference value. Expenses: Notary and Land Registry fees will range from approximately 0.3% to 0.8%, depending on the applicable rates, plus document processing fees. Financing: Mortgage, bank, and appraisal costs will be the responsibility of the buyer, according to their needs and preferences. Real estate agency fees will be paid by the seller. The transaction and terms of sale are subject to the seller's express acceptance. For further information and legally required consumer documentation, please do not hesitate to contact us. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.









