

Country House In Gran Canaria



Price: **365000 €**

Town: **San Bartolome De Tirajana**

Zone: **Pasito Blanco - Santa
Águeda**

Type: **country house**

No. bathrooms: **2**

No. bedrooms: **4**

Property Descriptions

□ We are pleased to present this charming single-story house for sale in El Pajar (Santa Águeda), one of the most authentic and sought-after areas in southern Gran Canaria. Today is your golden opportunity to acquire your own home just steps from Santa Águeda beach. If you know the area, you know this opportunity won't come around again for a long time

♂ How many times have you walked through El Pajar thinking a house would never come on the market? Your chance has arrived

Main Floor: Comfort and Home

Upon entering, a welcoming hall leads to a central corridor that harmoniously distributes the entire floor: a cozy living room ideal for relaxing, and a fully equipped kitchen, ready to move in. A spacious master bedroom, a children's bedroom perfect for the family, a third bedroom currently used for storage but offering great versatility (office, dressing room, etc.), and a full master bathroom.

* Upstairs: The Heart of the Home; If you crave the outdoors, this is it. The upstairs is a true oasis designed for outdoor living: a large terrace bathed in sunshine almost all day long, a space everyone will envy, a solarium area with space for family gatherings, perfect for barbecues and dinners under the stars, an additional living room, ideal for a playroom or extra bedroom, and a second full bathroom for complete convenience without having to go down to the main floor. Having an alarm system and solar panels installed also makes the house a "smart" home,

ready to be enjoyed without worries.

Unbeatable Location; Situated in the heart of El Pajar, steps from the beach, the area's renowned restaurants, and the new promenade. Walking distance will take you to the island's best seafood restaurants, the new seafront promenade, and areas of absolute tranquility. Forget the car and enjoy the convenience of having everything at your fingertips: nearby schools, a children's playground, a senior center, a health center, and parking areas all around.

It's your chance to discover a village with soul. In El Pajar, doors still open with open arms, and the neighbors look out for you. It's the perfect place for those seeking the peace of a seaside setting.

*Some images in this listing have been optimized or generated using AI to showcase the home'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 entry.

Additional information:

- The use of the property will always be subject to current legislation.
- Legal Information: The Retail Price (PVP) does not include taxes or closing costs, which legally correspond to the buyer and are estimated at an additional 8% to 10%. These costs include Property Transfer Tax (ITP at 6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (AJD at 1%) for new builds, as well as Notary and Land Registry fees (approx. 0.3% - 0.8%) and administrative handling. The taxable base will be calculated on the highest value between the sale price, bank appraisal, or cadastral reference value. Financing costs (appraisal and bank fees) are the buyer's responsibility based on their choice, while real estate brokerage fees are included in the price and paid by the seller. The transaction is subject to the seller's express acceptance, and full legal documentation is available to the consumer upon request.
- Information about the property is subject to possible errors and unintentional changes.













