

## Duplex In Gran Canaria



Price: **339000 €**

**Town: Mogan**

**Zone: Amadores**

**Type: duplex**

**Covered Area: 100 m<sup>2</sup>**

**No. bathrooms: 2**

**No. bedrooms: 3**

## Property Descriptions

Our agency is pleased to present this spectacular duplex located in a residential complex with few units overlooking Amadores beach. The complex has garden areas, solarium, communal pool and parking.

It is the perfect option to become your new home in a privileged and quiet area.

The main floor of the Duplex consists of a front terrace, dining room, large living room, equipped open-plan kitchen and a rear terrace with sun loungers. On the upper floor, you will find a balcony overlooking the pool, two bedrooms with access to the balcony, a third bedroom and a full bathroom.

The monthly community fee is 150 euros with water costs included.

The complex is close to various service areas, such as supermarkets, pharmacy, shopping centre, restaurants and is located a few minutes drive from the beach.

**\*Visits to the property\*:** All those interested in viewing the property must present a valid identification document, such as DNI, NIE or passport, before the visit. In addition, you will be required to sign a visit sheet upon entering the property.

Additional information:

- The use of the property will always be subject to current legislation.
- The sale price does not include taxes or purchase expenses, such as the Property Transfer Tax (6.5% or 1% in the case of first transfer plus corresponding IGIC in the latter case), fees of the Property Registry, notary and agency.

- The information on the property is subject to possible errors and involuntary changes.









