

Duplex In Gran Canaria



Price: **337500 €**

Town: Mogan

Zone: Puerto Rico

Type: duplex

No. bathrooms: 2

No. bedrooms: 3

Property Descriptions

Discover your new home in this charming duplex located in the quiet area of Puerto Rico, within a residential complex with a large communal pool, sun terrace, and convenient outdoor parking. This property is perfect for enjoying comfort and privacy.

On the main floor, you can relax on a spacious terrace of over 90 m², which also features a cozy barbecue area, ideal for starry nights. You'll also have direct access to a beautiful garden and spaces such as the living room, separate kitchen, utility room, one bedroom, and a guest toilet. The upper floor offers two more comfortable bedrooms, each enjoying spectacular panoramic views from its private balcony.

Community fee of €85 per month, no utilities included.

Take advantage of all the additional amenities; proximity to essential shopping centers and even a taxi rank. All this is located just a three-minute drive from the famous Amadores Beach!

This duplex is not only a home but also a unique opportunity full of potential interior options to explore.

***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. Additionally, they will be asked to sign a visit sheet upon entering the property.

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 involuntary changes.











