

Duplex In Gran Canaria



Price: 290000 €

Town: Mogan

Zone:

Type: duplex

Covered Area: 77 m²

No. bathrooms: 2

No. bedrooms: 3

Property Descriptions

Located in one of the most sought-after and peaceful residential areas in southern Gran Canaria, this duplex offers a perfect blend of sea views and outdoor living spaces. The property requires a full or partial renovation, presenting an excellent investment opportunity to design a custom home or achieve significant market appreciation.

The Residential Complex

- Low density: A quiet, family-friendly residential setting offering great privacy.
- Multiple access points: Several independent entrances to the complex for added convenience.
- Communal pool: A sunny, impeccably maintained swimming area.
- Easy parking: Convenient street parking available nearby.
- Low community fees: €60/month (utilities not included).

Main Floor (Living and practical areas):

- Sunny entrance terrace, perfect for enjoying the morning sun. An adjoining covered terrace connects seamlessly with the interior, extending the living area.
- Bright living-dining room combined with an open-plan kitchen (ideal for creating a spacious, open-concept layout).
- One bedroom and a full bathroom, offering complete independence and convenience.

Upper Floor (Sleeping quarters):

- Suite-style master bedroom: Spacious and very bright, featuring large windows, sea views, an en-suite bathroom, and a private terrace.

- Second bedroom: Ideal for use as a family room, guest room, or home office.

Private Rooftop / Solarium (Relaxation and utility area):

- Exclusive access via a spiral staircase.
- Panoramic sea views and partial views of the charming port of Arguineguín. A perfect setting for a chill-out zone, sun deck, or barbecue area.
- Independent, enclosed laundry room—highly practical for discreetly housing the washing machine, dryer, and laundry area.

Why is this a great opportunity? - High Appreciation Potential: A perfect foundation for a designer renovation in an area with strong demand from both local and international buyers.

- Strategic Location: Loma Dos stands out for its microclimate of constant sunshine, shelter from the wind, and proximity to all the amenities of Arguineguín.

***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 property is sold as is. The floor plan and its measurements may not be exact. The Selling price does not include costs. 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) the sale price, 2) the appraisal value, or 3) the cadastral reference value. Costs: Notary and Land Registry fees range from approximately 0.3% to 0.8%, depending on the rates, and document management. Financing: Mortgage, bank, and appraisal expenses will be the responsibility of the buyer, according to their needs and choice. The real estate agency fees will be paid by the seller. The transaction and terms of sale are subject to the seller's express acceptance. Do not hesitate to contact us for more info and legally required documentation. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.













