

Land In Gran Canaria



Price: **995000 €**

Town: **San Bartolome De Tirajana**

Zone: **San Bartolomé Interior**

Type: **land**

Covered Area: **3000 m²**

No. bathrooms: **5**

No. bedrooms: **5**

Property Descriptions

Introducing this magnificent residential complex, an oasis of peace strategically located between the vibrant Maspalomas area and the historic charm of Fataga. Just 20 minutes from the beaches and main tourist attractions, this property combines the tranquility of the mountains with the accessibility of the coast.

Accommodation Layout:

The complex sits on a fenced 3,000 m² estate, designed to offer maximum privacy and comfort to its guests. With a total capacity for 25-30 people, it comprises 8 renovated, modern, and bright bungalows, 3 Family Bungalows (2 bedrooms): Spacious and fully wheelchair accessible, 1 Spacious Studio: Ideal for couples or extended stays, and 4 Studio Apartments: Functional and cozy. Ample private parking space for more than 10 vehicles ensures complete convenience for groups, events, or large families. Automatic gate and integrated security systems

Each unit features a private terrace-garden, a fully equipped kitchen, a living room, a bathroom with a walk-in shower, and high-end amenities: Smart TV, high-speed Wi-Fi, air conditioning with heating, and a separate laundry room.

Facilities and Common Areas:

The resort offers a complete guest experience: Relaxation and Leisure: Heated swimming pool with access ramp, solarium, barbecue area, and games room (billiards and foosball). Surroundings: More than 50 fruit and ornamental trees create a natural microclimate surrounded by Canary Island palm trees.

Efficiency and Sustainability: 14 kW electrical installation reinforced with 15 kW of photovoltaic energy, automatic irrigation system, and two large water tanks.

Security and Capacity: Private parking for more than 10 vehicles, automatic gate, and integrated security systems.

Expansion Potential

In addition to the main house, the property includes an additional 3,000 m² of unfenced land, offering a blank canvas for new activities: from organic farming and an urban garden to creating an outdoor retreat or expanding existing facilities. A true hidden gem offering profitability, sustainability, and an unparalleled quality of life.

Located near the picturesque village of Fataga, this rural complex enjoys a privileged location for mountain and hiking enthusiasts. The property lies directly on the Camino de Santiago de Gran Canaria route, making it a must-see and strategic resting place for pilgrims traveling this spiritual and scenic route.

***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's record will also be required upon entering the property.

Additional information:

- The use of the property will always be subject to current legislation.

- Legal information: The List Price (RRP) does not include taxes or closing costs, which are legally the responsibility of the buyer and are estimated at between 8% and 10% additional. These costs include Transfer Tax (6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (1%) for new construction, in addition to notary and land registry fees (approx. 0.3% - 0.8%) and document management fees. The taxable base will be calculated on the highest value between the sale price, the appraisal, or the cadastral reference value. Financing costs (appraisal and bank charges) are the responsibility of the buyer according to their choice, while real estate brokerage fees are included in the price and are paid by the seller. This transaction is subject to the seller's express acceptance, and complete legal information is available to the consumer.

- Information about the property is subject to possible errors and unintentional changes.











