

Penthouse In Gran Canaria



Price: **295000 €**

Town: Mogan

Zone: Arguineguín

Type: penthouse

No. bathrooms: 1

No. bedrooms: 1

Property Descriptions

If you've always dreamed of waking up to the blue ocean and enjoying breathtaking sunsets from the comfort of your own home, this penthouse in Loma Dos is the property you've been searching for. Located in the upper part of town, this home stands out for its unparalleled tranquility, privacy, and stunning views.

The true treasure of this property is its impressive 18 m² terrace, strategically designed to make the most of the area's wonderful climate year-round. It features both covered and open-air areas, making it the perfect spot for leisurely breakfasts, barbecues with friends, or simply relaxing in the sun. From here, you'll enjoy uninterrupted views that encompass all the beauty of Loma Dos and merge seamlessly with the sea horizon and its magical sunsets.

A bright, elegant, and welcoming interior; every corner of this penthouse has been designed to offer maximum comfort with a fresh and sophisticated style; privacy from the moment you arrive; access to the property is through a convenient private entrance. A spacious and inviting living room flooded with natural light, where the fresh décor blends seamlessly with the property's greatest asset: the ability to see the sea without leaving your sofa. A fully equipped, functional, and well-designed kitchen. A large, bright bedroom and a full bathroom.

Living in the upper part of Loma Dos offers absolute tranquility, but with the advantage of being just minutes from Arguineguín, a vibrant coastal town that combines maritime charm with all modern amenities: locally sourced cuisine, top-

notch services, beaches, and leisure activities.

***Property Viewings*:** All those interested in viewing the property must present a valid form of identification, such as a national identity card, foreign resident's card, or passport, before the visit. In addition, a visitor log will be required upon entering the property.

Additional information:

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

- **Legal Information:** The property is sold as is. The floor plan and its measurements may not be exact. The List Price (RRP) does not include expenses. 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 value among: 1) sale price, 2) appraisal, 3) cadastral reference value. Expenses: Notary and Registry fees between 0.3% and 0.8% approximately, depending on the rates, and document management. Financing: Mortgage, bank, and appraisal expenses will be borne by the buyer, according to their needs and choice. The real estate agency fees will be borne by the seller. The transaction and terms of sale are subject to the express acceptance of the seller. For more information and legally required consumer documentation, please do not hesitate to contact us. This advertisement is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.









