

Terraced House In Gran Canaria



Price: **485000 €**

Town: Mogan

Zone: Arguineguín, Loma Dos

Type: terraced house

No. bathrooms: 2

No. bedrooms: 3

Property Descriptions

Introducing this charming, fully renovated semi-detached house located in the prestigious Loma Dos area of Arguineguín, offering an exceptional opportunity to enjoy family life with partial sea views and the convenience of a private pool within a quiet residential area.

What a wonderful main floor! Imagine walking in and feeling the light flooding every corner. The crown jewel is the outdoor space with a large terrace with folding aluminum awnings. Imagine cooling off in the private pool on hot days, sunbathing on the solarium in complete privacy, and enjoying the garden. Next door is the separate living room with floor-to-ceiling windows filled with natural light that invites you directly out onto the sunny terrace. The elegant kitchen, equipped with a central island, becomes the heart of the home, a modern and functional space where cooking and socializing come together. Right next door, the dining area is ideal for family meals or with friends. This floor also offers the convenience of a full bathroom for everyday use and a practical storage room to keep everything organized.

Going upstairs, you'll find two full bedrooms, designed for rest and privacy. Imagine waking up in one of them and being greeted by a window with panoramic views of the sea and the entire city. A stunning setting to start the day or relax at sunset! The other bedroom, equally complete, offers a peaceful and comfortable space. Both share a modern bathroom equipped with a shower, perfect for refreshing and relaxing.

Descending the spiral staircase, you reach the basement, a space with its own character. Here you find a bedroom-style interior, surprisingly spacious with its own window, allowing natural light and ventilation.

A distinctive detail of this space is its direct access door to the exterior of the complex. This same basement offers direct access to the garage, with its own parking space. This internal connection greatly facilitates transit between the home and the vehicle, especially convenient when unloading or loading objects. It also has a private storage room.

One of its notable features is the air conditioning installed in all rooms, ensuring a pleasant temperature throughout the year.

For your peace of mind, the property features an advanced surveillance camera system, providing comprehensive 24-hour security. Additionally, the private ford ensures exclusive and convenient access to the property from the street.

With efficiency and the environment in mind, the entire villa features energy-efficient LED lighting, resulting in significant energy savings and quality light in every corner. Added to this is a modern photovoltaic system, which takes advantage of Spain's abundant sunlight to generate clean energy and reduce dependence on the electricity grid.

Finally, the home has several access doors, adding extra convenience and functionality, allowing for different ways to enter and exit the property according to your needs.

***Property Viewings*:** All those interested in viewing the property must present a valid ID, such as a DNI, NIE (National Identity Document), or passport, prior to the viewing. They will also be required to sign a viewing sheet upon entering the property.

Additional information:

- Use of the property is always subject to current legislation.
- The sale price does not include taxes or purchase expenses, such as the Property Transfer Tax (6.5% or 1% for first-time transfers, plus the corresponding IGIC (Investment Tax) in the latter case), Property Registry, notary, and agency fees.
- Property information is subject to possible errors and involuntary changes.











