

# Terraced House In Gran Canaria



Price: **420000 €**

Town: Mogan

Zone: Arguineguín Casco

Type: terraced house

No. bathrooms: 2

No. bedrooms: 3

## Property Descriptions

Our agency is offering this fantastic villa for sale with a garage, rooftop terrace, and sea views in the heart of Arguineguin.

It stands out for its location, excellent public access, and interior renovation potential.

The property features a terrace with afternoon sun and an entrance adjacent to the garage from the street. The interior comprises a spacious living room, a fully equipped kitchen, two bedrooms, a full bathroom, a master bedroom with an en-suite bathroom, and an exterior patio with access to the rooftop terrace.

The rooftop terrace offers partial sea views, ideal for outdoor family gatherings and a potential future home. The basement level, currently used as a garage, measures 110 square meters.

Close to amenities such as supermarkets, a gas station, restaurants, a shopping center, a health center, a school, and just a few minutes' walk from Arguineguin beach ☐

☐Some images in this listing have been optimized or AI-generated to showcase the property's renovation or decoration potential.

\*Property Viewings\*: All those interested in viewing the property must present a

valid form of identification, such as a national identity card, foreign resident card, or passport, before the visit. They will also be required to sign a visitor log 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 an additional 8% to 10%. These costs include Property Transfer Tax (6.5% in general, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (1%) for new builds, as well as notary and land registry fees (approximately 0.3% - 0.8%) and document processing fees. The taxable base will be calculated on the highest value: the sale price, the appraisal, or the cadastral reference value. Financing costs (appraisal and bank fees) are the responsibility of the buyer, according to their chosen method, 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 full legal information is available to the consumer.

Property information is subject to errors and unintentional changes.









