

Triplex In Gran Canaria



Price: 495000 €

Town: Mogan

Zone: Arguineguín, Loma Dos

Type: triplex

No. bathrooms: 2

No. bedrooms: 3

Property Descriptions

Our agency offers for sale a three-story villa located in the residential area of Loma Dos, in Arguineguín. It boasts panoramic views of the town and the ocean.

This property is currently rented with an 18-month lease and a current rent of €1,500/month.

Ideal for living in a quiet residential area, as a second home, or as a private investment.

The main floor comprises a spacious terrace with sea views, an entrance terrace with private and independent parking and space for a removable swimming pool, a bright and airy living room, a fully equipped kitchen, and a guest toilet. The upper floor features a rooftop terrace/solarium that wraps around the house with incredible sea views, a master bedroom with sea views from the window, a second bedroom, and a full bathroom.

The basement level has space for several beds and a full bathroom. There is ample potential for adding more bedrooms.

Close to amenities such as schools, a pharmacy, a health center, a gas station, and the beach.

Visits will be restricted to highly interested clients only

**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 use of the property will always be subject to current legislation.
- The sale price does not include taxes or sales expenses, such as the Property Transfer Tax (6.5% or 1% in the case of the first transfer plus the corresponding IGIC in the latter case), Property Registry, notary and agency fees. .
- Information about the property is subject to possible errors and involuntary changes.







