

## Villa In Gran Canaria



**Price: 695000 €**

**Town: Mogan**

**Zone: Arguineguín, Loma Dos**

**Type: villa**

**Covered Area: 566 m<sup>2</sup>**

**No. bathrooms: 3**

**No. bedrooms: 3**

## Property Descriptions

We are delighted to present this magnificent property located in Loma Dos de Arguineguín.

The villa is made up of two floors and a spacious basement. It stands out for its enormous outdoor spaces and the possibilities inside.

We access the main floor where we find a large terrace with sea views, a wooden pergola where you can enjoy family gatherings and an incredible private swimming pool with solarium and barbecue area.

The interior consists of a hall, living room with TV, lounge, equipped kitchen with access to the rear terrace, two large bedrooms, one of them with a dressing room and a full bathroom. From the bedrooms you can access the terrace.

The upper floor has a large bedroom with two open terraces overlooking the sea and a spacious attic at different levels, ideal for the "little ones" of the family.

The basement floor intended for garage has a direct entrance from the street and a parking capacity for 3 vehicles as well as a storage room.

Close to service areas such as pharmacy, school, health center, restaurants, gas station, shopping center, supermarkets and within walking distance of the beach or the town of Arguineguín.

**\*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. In

addition, they will be required 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 purchase expenses, such as the Property Transfer Tax (6.5% or 1% in the case of first transfer plus corresponding IGIC in the latter case), fees of the Property Registry, notary and agency.
- The information on the property is subject to possible errors and involuntary changes.

























