

## Villa In Gran Canaria



**Price: 1150000 €**

**Town: Mogan**

**Zone: Mogán interior**

**Type: villa**

**Covered Area: 9000 m<sup>2</sup>**

**No. bathrooms: 3**

**No. bedrooms: 3**

## Property Descriptions

Fulfil your dream of living in an exclusive, independent country house, bathed in sunshine and surrounded by the stunning natural beauty of Gran Canaria.

This spectacular luxury villa, nestled in the heart of nature and with panoramic views of the mountains, is a true haven of peace and privacy. Designed for those seeking the perfect balance between comfort, elegance and sustainability, this property offers an unrivalled living experience.

Located on a large 9,000 m<sup>2</sup> plot in the interior of Mogán, this exclusive home guarantees absolute tranquillity, without sacrificing proximity to the motorway and Puerto de Mogán, known for its coastal charm, its marina and its excellent restaurants.

It has an elegant and functional design, stands out for its modern architecture and spacious, bright spaces, with a layout designed for maximum comfort:

Main living room with large panoramic windows, flooding the space with natural light and offering stunning views.

Newly renovated designer kitchen with large integrated dining room, ideal for enjoying unforgettable moments.

Two double bedrooms with fitted wardrobes and a single bedroom, all designed for maximum rest and privacy.

En-suite bathroom in the master bedroom, elegant and modern, plus a second bathroom with shower.

Spectacular private terrace, accessible from the living room and the master bedroom, with a cozy chill-out area where you can relax and enjoy the surroundings.

The entire living area is on one level, guaranteeing accessibility and comfort.

This property has been built with high quality materials and equipped with the best features:

- 100% sustainable energy with a photovoltaic system.
- Electric car charging station.
- Air conditioning and underfloor heating for total comfort at any time of the year.
- Thermal insulation and double glazing in all windows, guaranteeing energy efficiency.
- Private garage on the lower floor, with space for two vehicles and an additional bathroom with shower.

This luxury villa is not just a house, it is a lifestyle. Enjoy the tranquility of the countryside with all the comforts of a high-end home.

**\*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.













