

Villa In Gran Canaria



Price: **1470000 €**

Town: **San Bartolome De Tirajana**

Zone: **Montaña la Data**

Type: **villa**

Covered Area: **570 m²**

No. bathrooms: **4**

No. bedrooms: **4**

Property Descriptions

We present this beautiful villa located in a highly sought-after and absolutely peaceful residential area. It is ideal for a couple with taste and a desire to enjoy a relaxed and dignified life just minutes from San Fernando de Maspalomas.

On a spacious 570 m² plot, this property not only offers plenty of living space but also a well-kept tropical garden that invites you to relax and unwind. The house has two entrances and a garage with space for up to three cars, which is a great convenience.

With a total area of approximately 300 m², spread over four en-suite bedrooms with private bathrooms, almost all with sea views, the house offers enough space for the whole family and/or guests.

Relax in a paradisiacal garden with 10 m tall palm trees, small palm flowerbeds, and a natural lawn with an irrigation system where you can enjoy the sun all day long. The gigantic, modern epoxy resin pool has a capacity of 70,000 liters and a powerful countercurrent system. The chill-out terrace offers plenty of space and is furnished with three designer sun loungers.

The modern kitchen with sea views is fully equipped and offers plenty of comfort,

and not just because of its height adjustment. The open-plan living room with large windows (panoramic views of the sea and dunes) and photovoltaic safety glass ensures a bright and pleasant atmosphere and direct access to the chill-out terrace and garden.

All high-quality air conditioning systems are installed invisibly in the walls and ceilings. A high-tech reinforced concrete construction with thermal rubber coating ensures absolute tranquility.

***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.
- Legal Information: The Retail Price (PVP) does not include taxes or closing costs, which legally correspond to the buyer and are estimated at an additional 8% to 10%. These costs include Property Transfer Tax (ITP at 6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (AJD at 1%) for new builds, as well as Notary and Land Registry fees (approx. 0.3% - 0.8%) and administrative handling. The taxable base will be calculated on the highest value between the sale price, bank appraisal, or cadastral reference value. Financing costs (appraisal and bank fees) are the buyer's responsibility based on their choice, while real estate brokerage fees are included in the price and paid by the seller. The transaction is subject to the seller's express acceptance, and full legal documentation is available to the consumer upon request.
- Information about the property is subject to possible errors and involuntary changes.















