

Villa In Gran Canaria



Price: 345000 €

Town: Santa Lucia De Tirajana

Zone: Orilla Sardina

Type: villa

No. bathrooms: 3

No. bedrooms: 3

Property Descriptions

This home has been carefully renovated, combining modern comfort with a cozy atmosphere. It features solar panels that guarantee energy efficiency and air conditioning for your comfort year-round. A water cistern offers peace of mind in the event of a water shortage. Discover this charming villa located on the beautiful shore of Sardina, a perfect place both to live and to enjoy unforgettable moments.

The property stands out for its functional and cozy design spread over two floors. On the first floor, you'll find a large garage with enough space for a barbecue, ideal for gatherings with family or friends. The living room is bright and comfortable, creating the perfect atmosphere to relax after a busy day. The separate kitchen is fully equipped with modern appliances that facilitate daily cooking tasks; it also has direct access to an interior outdoor terrace where you can enjoy al fresco meals year-round. This level also houses two bedrooms that offer privacy and comfort; one of them includes a full en-suite bathroom designed with your daily well-being in mind, while another additional bathroom serves the rest of the home. The second floor offers an ideal space for comfortable living. It features a cozy living room, a well-lit bedroom, and a full bathroom. The highlight of this home is its spacious rooftop terrace, perfect for relaxing. It also features a laundry room that adds convenience to your daily routine. An attached outdoor terrace perfectly complements the warm and inviting atmosphere, providing even more opportunities to enjoy the outdoors.

Also designed for people with reduced mobility, this villa includes a separate apartment, perfect for additional living space, a private area, or as an investment. Its spacious outdoor spaces are ideal for enjoying the sun or hosting family gatherings.

Centrally located near all essential areas and local amenities, this is undoubtedly a unique opportunity you won't want to pass up if you're looking for quality of life.

***Property Viewings*:** All those interested in viewing the property must present a valid ID, such as a DNI, NIE, or passport, prior to viewing. Additionally, they will be required to sign a viewing 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% for the first transfer, plus the corresponding IGIC in the latter case), Property Registry, notary, and agency fees.
- The information about the property is subject to possible errors and inadvertent changes.







