

Villa In Gran Canaria



Price: **735000 €**

Town: **San Bartolome De Tirajana**

Zone: **Maspalomas-Meloneras**

Type: **villa**

Covered Area: **162 m²**

No. bathrooms: **2**

No. bedrooms: **2**

Property Descriptions

This spectacular semi-detached villa, renovated and designed to maximize natural light, offers the perfect balance of spaciousness, comfort, and an exclusive lifestyle. Spread over two floors, each meticulously optimized, this property presents a unique opportunity in the area.

The villa is located in a highly sought-after private residential complex known for its distinguished and family-friendly atmosphere: expansive gardens, a magnificent large communal swimming pool for adults, and a separate children's pool for the safety of the little ones. Communal parking within the complex provides convenience and peace of mind.

The entrance to the property welcomes you with a fantastic sunny terrace of approximately 30 m², the ideal space for enjoying al fresco dining, barbecues, or simply relaxing in the sun. Upon entering, you'll find a spacious and elegant living room, a fully equipped independent kitchen with appliances and ample storage. The master suite, a true private sanctuary, features its own full bathroom and a comfortable dressing room. A second double bedroom is ideal for family or guests. A second, separate, and functional bathroom, along with a practical integrated storage room for keeping things tidy.

Upstairs, the property surprises with a versatile space full of possibilities: a solarium area with beautiful, unobstructed views of the complex, perfect for relaxing; a convenient separate laundry room; and a charming attic divided into two very special rooms: one currently set up as an ideal home office, and the other transformed into a spectacular home cinema for enjoying movies without leaving

home.

The location of this villa is simply ideal, combining residential tranquility with the convenience of having everything at your fingertips: amenities within walking distance, excellent public transport, unbeatable connections, and a lifestyle close to the beach.

***Property Viewings*:** All those interested in viewing the property must present a valid identification document, such as a national identity card, foreign resident card, or passport, before the visit. In addition, a visitor log will be required upon entering the property.

Additional information:

- Use of the property will always be subject to current legislation.

- Legal Information: The List Price (RRP) does not include taxes or closing costs, which are legally the responsibility of the buyer and are estimated at between 8% and 10%. These costs include Property Transfer Tax (6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (1%) for new builds, as well as notary and land registry fees (approx. 0.3% - 0.8%) and document processing fees. The taxable base will be calculated on the highest value between the sale price, the appraisal, or the cadastral reference value. Financing costs (appraisal and bank fees) are the responsibility of the buyer according to their choice, while real estate brokerage fees are included in the price and are paid by the seller. This transaction is subject to the seller's express acceptance and full legal information is available to the consumer.

Property information is subject to errors and unintentional changes.











