

Villa In Gran Canaria



Price: **799000 €**

Town: **San Bartolome De Tirajana**

Zone: **Playa del Inglés**

Type: **villa**

Covered Area: **143 m²**

No. bathrooms: **2**

No. bedrooms: **2**

Property Descriptions

Looking for the perfect balance of exclusivity, comfort, and breathtaking views? This magnificent 2-bedroom villa, located in one of the most privileged and sought-after areas of Maspalomas, is the gem you've been waiting for. Situated in a private, central, and very quiet complex, the property offers maximum privacy without sacrificing proximity to all amenities.

The true heart of the home is a large, private 70-square-meter terrace equipped with an exclusive automatic aluminum roof. You can open or close it as you wish to control the shade, provide protection, or enjoy the open sky. From here, you'll be delighted by magnificent panoramic views of the Meloneras coast and unforgettable sunsets. Its spaciousness and design offer the possibility of installing a private jacuzzi, transforming this space into your own personal spa. The large, open-plan living and dining area stands out for its airy design. This spacious, integrated area visually connects with the outdoors, allowing you to enjoy the magnificent panoramic views directly from the comfort of your sofa. A separate, fully equipped kitchen offers a functional, fully furnished space with appliances, ideal for cooking enthusiasts who value privacy. The master suite is a spacious room with direct access to the large terrace. Wake up each morning to natural light and enjoy the fresh air and views without leaving your comfort zone. The second bedroom is an excellent exterior room, perfect for guests, family, or as a comfortable home office. The property is designed for maximum functionality, featuring a full main bathroom and a convenient additional toilet, perfect for visitors.

A parking space is included, an essential added value in such a central and sought-after location.

This property is ideal for those seeking a high-end permanent residence, a second home for holidays, or a smart and secure investment in the most desirable area of the island.

"Premium Location: Situated in a strategic area of Maspalomas, the villa offers the convenience of having supermarkets, health centers, and excellent access to the GC-1 motorway right at your fingertips. Furthermore, it is just minutes from the exclusive Meloneras area, its beaches, its promenade, and an unparalleled selection of restaurants and luxury boutiques."

***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. They will also be required to sign a visitor log upon entering the property.

Additional information:

- The 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% additional. 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, in addition to notary and land registry fees (approximately 0.3% - 0.8%) and document processing fees. The taxable base will be calculated on the highest value: the sale price, the appraisal, or the cadastral reference value. Financing costs (appraisal and bank charges) 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.











