PROCAN EKMAN

# Villa In Gran Canaria

**Price: 620000 €**
**Town: San Bartolome De Tirajana**
**Zone:**
**Type: villa**
**No. bathrooms: 2**
**No. bedrooms: 3**

## Property Descriptions

Discover this fantastic property located in one of the most sought-after areas of Playa del Inglés, just a few meters from the spectacular Maspalomas Dunes and very close to the beach, shopping areas, restaurants, and all amenities.

This villa is part of an exclusive and tranquil complex of only 12 units, without a tourist operator, and with a communal swimming pool reserved exclusively for the complex’s owners.

The property has approximately 110m2 and is currently divided into two independent units within the same plot, offering great versatility. With a simple renovation, both could be combined again, restoring the original layout and creating a spacious and comfortable bungalow.

One of its main attractions is its large terrace with direct access to the communal pool, an ideal space to enjoy the exceptional climate of southern Gran Canaria year-round.

Currently, one of the units has a spacious open-plan living room and kitchen, a master bedroom, and a bathroom. The second unit has an open-plan living room and kitchen, a bathroom, an additional sitting area and bedroom, as well as a dressing room and storage room.

A property with tremendous potential, ideal as a primary residence or a second home, in a highly sought-after location in Playa del Inglés.

An excellent opportunity to acquire a property just steps from the Maspalomas Dunes.

*Property Viewings*: All those interested in viewing the property must present a valid form of identification, such as a national identity card, foreign resident card, or passport, before the visit. A visitor log will also be required upon entry.

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 an additional 8% to 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, 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.