

# SPANISHESTATE

<https://www.spanishestate.com/apartment/mogan-35140/6333686/>

## apartment for sale Mogán, Área Sur



Desired takeover after the 01.01.2026 as the owners have committed to renting to friends and acquaintances until then. It is possible to visit the apartment and you can reserve it now, but the takeover will be after the specified date.~~~Location:~  
~The apartment is located in one of the most sought-after complexes in Puerto Rico, Guanabara Park, more specifically in the new valley (Agua de la Perra). In this part of Puerto Rico, the surroundings are more peaceful, the constructions are generally newer and there is a beautiful, green park in the valley on the way down to the marina and the beach. Especially easy access to the popular mountain trails in the area for those who like to go for a walk. There is a small shopping center in the new valley itself and walking distance to all the facilities you need in Puerto Rico; be it all kinds of shops, restaurants, pharmacies, medical centers and 3 large shopping centers with a good and varied selection.~~Stair access to the home from the upper part of the complex. Only 10 steps!~ ~ ~Content:~~Open living room and kitchen.~~When you enter the apartment, there is a large and beautiful white kitchen on the left. Solid, bright worktop with plenty of space for cooking and white upper and lower cosets. The following white goods are included: Oven, vitroceramic top, extractor fan and dishwasher. Refrigerator with freezer compartment. LED lights under parts of the upper closet.~~The living room is furnished with a brown sofa bed, two living room tables of different sizes and wooden TV furniture. Flat screen. Dining table with 4 matching chairs. Ceiling fan.~~The bathroom has been completely renovated with new floor and wall tiles. Shower cabinet. White bathroom furniture with mirror closet above, toilet and washing machine. Hot water tank.~ ~The bedroom is furnished with 2 single beds and a bedside table. Built-in wardrobe with mirror doors. Ceiling fan. Window.~~Balcony doors in maintenance-free aluminum with a red-burgundy color on the outside in line with the complex's aesthetics and white on the inside. Blackout curtains.~~The outdoor area extends along the entire front of the apartment and new floor tiles have been laid.~~The balcony is furnished with 2 seating areas and there is space for a sunbed if desired. Sun from morning onwards.~~Fantastic view of the harbor and the Atlantic Ocean.~~The apartment is sold with the furniture and fixtures that appear in the photos, apart from the TV, some decoration items and personal belongings.~ ~ ~The community:~ ~Janitor onsite.~~Heated pool in the winter months.~~Sunny communal area.~~Large sun terraces with sea views.~~Refurbished pool area with glass enclosure.~ ~Continuous maintenance in the facility.~~Property built on tourist land - must be used for tourist purposes - according to special conditions/restrictions.~The property is sold as is. The floor plan and its measurements may not be exact. The Selling price does not include costs. Taxes and other expenses arising from

the sale are the responsibility of the buyer. The property is subject to Transfer Tax (6.5% in general). The taxable base will be the highest of: 1) the sale price, 2) the appraisal value, or 3) the cadastral reference value. Costs: Notary and Land Registry fees range from approximately 0.3% to 0.8%, depending on the rates, and document management. Financing: Mortgage, bank, and appraisal expenses will be the responsibility of the buyer, according to their needs and choice. The real estate agency fees will be paid by the seller. The transaction and terms of sale are subject to the seller's express acceptance. Do not hesitate to contact us for more info and legally required documentation. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.~

## property details

Spanishestate **6333686**  
id:  
reference:: **A950SI**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **apartment**  
rooms: **1**  
property surface: **37 m2**  
surface plot: **53 m2**  
price: **€ 195.000**

## contact

real estate agent: **REAL INVEST GRAN CANARIA SL**  
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