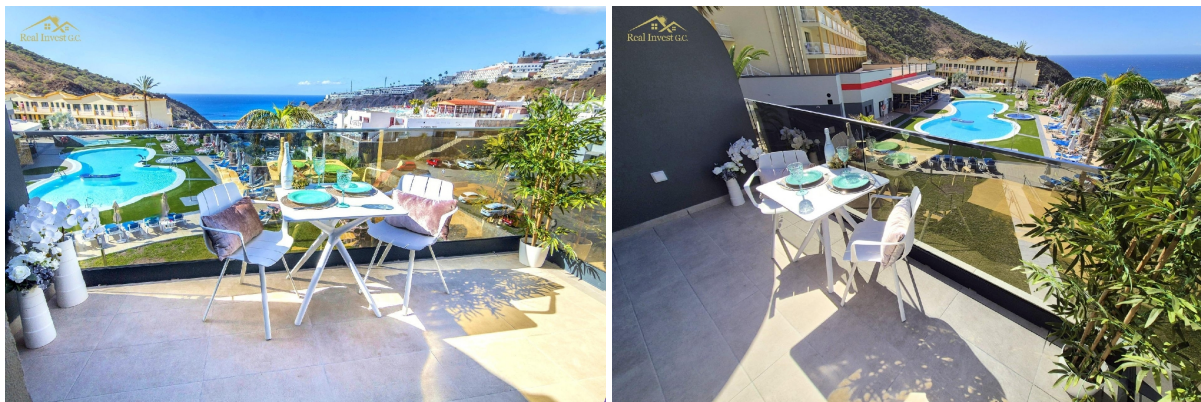


apartment for sale Mogán, Área Sur



Selected holiday apartments in Natural Park are offered for sale by Real Invest Gran Canaria. 14 apartments have been recently renovated and are now for sale.~~The photos in the ad are from a sample apartment. Price stated in the ad is the "From" price. From 229.500 euros - 247.000 euros. (Several apartments are already reserved.) Apartments 201 and 207 are adapted for immobility impairments and have a different floor plan.~~Location:~~The apartments are located in a quiet area in the new valley of Puerto Rico near mountain trails and beach.~~The apartments on the 1st floor have stair-free access. South-west facing with sun from about midday to evening. The pool area has sun from the morning onwards.~~Estimated takeover:~~Ca summer (please use the form to respond) as soon as the sectioning of the apartments is done.~~Ownership and rental:~~The ownership is freehold, but the buyer enters into a tourist rental contract with the hotel operator. Attractive concept for those who want to buy a holiday apartment here for partial personal use, but who also want to rent it out to cover fixed costs/earn extra income on their investment without having to manage the property themselves. The owner can enjoy lazy days in the sun, while the operator takes care of maintenance/repairs, marketing, tenancy, reception, guest service, cleaning, inspection, operation of common areas and accounting, etc.~~The owner has the right to use his apartment for up to 3 months per calendar year (guaranteed use). Self-use is booked every 6 months. The owner also has the right to use it for an additional 3 months (with a short notice period) if the apartment has not been rented or is not expected to be and there is good capacity at the hotel - only 14 days at a time. The breakdown of rental income and costs is explained in a separate document. More buyers are now choosing this model as no more private holiday home licenses (VV) are currently being issued.~~Content:~~Hall - 1 bedroom - Bath - Salon - Balcony~LED lighting and indirect lighting in bedroom/salon. ~Windows and patio doors with mirror effect.~The bedroom is equipped with a double bed, bedside tables, window and AC. ~The bathroom has a spacious shower, furniture and washing machine. Extractor.~The kitchen has ample cupboard space and offers 2 hobs, oven, extractor fan, dishwasher and fridge/freezer.~The living room is furnished with a sofa bed etc.TV. AC.~Balcony with glass railings. Views to the pool, sea and mountains. (Sea view varies depending on apt.)~~Common:~~Pools. Restaurant. Playground and sports field (plans for a gym). 24-hour reception. Minimarket.~~The units are sold equipped, ready to rent. Various decor items in the photos belong to the broker.~~The seller has applied to build additional apartments on the ground floor. Foundations, roofs and partitions are already existent.~~Property built on tourist land - must be used for tourist purposes - according to special conditions/restrictions.~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, being a new build, is subject to IGIC (7%) and AJD (1%). 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 **6333687**
id:
reference:: **A951S**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **1**
property surface: **37 m2**
surface plot: **44 m2**
price: **€ 229.500**

contact

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