

apartment for sale Mogán, Área Sur



NB! The apartment will only be sold if the owners can purchase a property they have elected in another locality.~~Location:~~Exclusive apartment with wheelchair-friendly access on the top floor of block 2. Lift from the garage. This block is located highest in the terrain of the front part of the complex and therefore has incredible sea views, also from most rooms. Most popular location in MC with the shortest way down to the sea.~~About 5-10 min. walk to the center of Arguineguín with all facilities. Beaches and hiking trails nearby. Excellent location in a quiet area.~~Summary:~~The apartment has an open plan and consists of a very spacious living room, kitchen, dining room, 3 bedrooms (2 ensuite), 3 bathrooms and large terraces. If someone needs a fourth bedroom, a light wall and door can be installed in the dining area.~~Garage space and storage room in the basement of 14.66 m2 and 13.96 m2 (constructed surface).~~Content:~~Elegant apartment with marble floors that extends along the entire front of the block - with many windows and terrace doors that provide plenty of light. Nicely used. Not rented.~~Sea view from the moment you enter!~~Underfloor heating with thermostat in all bathrooms. AC in the living room, kitchen and in all bedrooms (also with heating.)~~Wardrobes in the hallway housing hot water tank.~~To the right of the entrance door is a bathroom with shower, washing machine and cupboards. Further into the hallway are 2 spacious bedrooms. The first is furnished with a double bed, bedside table, wardrobe and office desk. West-facing balcony with partial sea view and view of the common area. The bedroom at the end of the hallway is also large with a double bed, wardrobe, chest of drawers and a French balcony with sea views. Ensuite bath with double sink, shower, bathtub and cupboard.~~Living room, kitchen, dining room and bedroom number 3 + ensuite bathroom are located on the other side of the apt, right at the front.~~The living room is furnished with a large sofa group. Complete kitchen island in white gloss (from 2015). All appliances.~~Bedroom number 3 is furnished with a double bed, table, wardrobe and chest of drawers. Ensuite bathroom with shower, bathroom furniture and window.~~Several exits to the terraces in the front: from the living room, dining area and from the 3rd bedroom. One terrace extends along the side of the apartment to the east and in front to the south. The other terrace also faces south. The owners have moved out the railing to get max floor space. Various awning solutions and wind walls with remote control. Part of the terrace is covered with white aluminum roof. Furniture groups, sun loungers and cushion cabinet. Panoramic sea views. Perfect sun conditions.~~The home is sold furnished and with fixed inventory.~~Common facilities:~Elevator, heated swimming pool for adults and children, security cameras at the complex's entrances, security and reception services and Wi-Fi included in the communal fees.~~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 docs. This listing is subject to errors, changes, omissions, and /or withdrawal from the market without prior notice.~~

property details

Spanishestate **6358494**
id:
reference:: **A954S**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **3**
property surface: **147 m2**
surface plot: **197 m2**
price: **€ 1.600.000**

contact

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