

## apartment for sale Mogán, Área Sur



This is a rare opportunity to acquire two studios joined into a spacious apartment, located almost at the very top of the building, on the ninth floor of the popular and well-maintained Don Paco complex. From here you can enjoy open views of the Atlantic Ocean, where sunsets become part of everyday life and the evening light reflects on the sea right in front of the home. The location offers peace and a sense of spaciousness, without giving up proximity to everything that makes this area in the south of Gran Canaria so attractive.~~The large glazed terrace is one of the apartment's main attractions and blends with the interior, creating a bright and generous space where the boundary between indoors and outdoors is blurred. The kitchen has been positioned partly next to the terrace, turning meal preparation into a special experience: cooking with the Atlantic as a direct view is a privilege within reach of very few. The combination of the height, the closeness to the sea and the open layout creates a truly special atmosphere.~~The property is made up of two studios that have been joined to form a single larger unit, offering a separate bedroom, kitchen and two bathrooms. One of them has a shower cabin and the other a bathtub, providing comfort and functionality. The apartment is largely preserved in its original condition, with beautiful wooden details that add warmth and charm. At the same time, there is clear potential for the new owner to modernise the home and adapt it to their taste, while maintaining its original character.~~The Don Paco complex is highly appreciated for its good maintenance and pleasant atmosphere, which makes this property an attractive option both as a second home and for longer stays. The Patalavaca area, together with nearby Arguineguín, is known for its relaxed lifestyle, its beaches, marina, restaurants and good transport connections. Gran Canaria enjoys one of the best climates in the world, with mild temperatures all year round and more than 300 days of sunshine, making this place an ideal place to enjoy an excellent quality of life. Overall, this is an exceptional opportunity to acquire a home with sea views, charm and great potential, in one of the most sought-after areas of the island.~~###Layout~Living room-kitchen, bedroom, two bathrooms, corridors and terrace.~~###Legal notice~The published floor plan should be considered as an indicative sketch, not as an exact reflection of the physical reality of the property, and there may be inaccuracies in the drawing of the plan and in the measurements.~~Price does not include taxes and purchase costs. The most important are: Property Transfer Tax (6.5%), as well as Notary, Property Registry and conveyancing/administration fees. Generally, we should calculate 8–10% of the price here, although we will provide a detailed estimate for each specific property you are interested in.~~This property is built on land classified for tourist use; however, the building is effectively intended for residential use, and that use is considered consolidated.

## property details

Spanishstate **6361549**  
id:  
reference:: **06052-CA**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **apartment**  
rooms: **1**  
property surface: **50 m2**  
surface plot: **- m2**  
price: **€ 340.000**

## contact

real estate agent: **Cardenas Inmobiliaria**  
name: **Lucy Evans**  
spreekt: **not available**  
telefoon: **+34928150650**