

# SPANISHESTATE

<https://www.spanishestate.com/apartment/mogan-35140/6374944/>

## apartment for sale Mogán, Área Sur



The apartment is located in one of the clearly most sought after complexes in Puerto Rico, Guanabara park, more specifically in the New Valley. 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 that can be enjoyed by everyone on their trip down to the marina and the beach. Extremely easy access to the popular mountain trails in the area for those who enjoy hiking. There is a small mall in Nydalen itself and walking distance to all the amenities of Puerto Rico; be it all types of shops, restaurants, pharmacies, medical center and large shopping centers. ~ ~ The apartment is located southwestfacing on the second lowest floor of the complex closest to the sea, which makes the view unique. Stair access to the apartment from the upper part of the complex. ~ ~ Content: ~ ~ The apartment, which has been partially renovated, offers a beautiful sea view from the moment you open the front door. ~ ~ Open living and kitchen solution with the kitchen to the left when entering the property. The kitchen was renovated in early 2014 and consists of navy blue upper and lower closets, whitebeige composite worktop and white wall tiles. Appliances: Refrigerator with freezer compartment, dishwasher, oven, hob and extractor fan. ~ ~ Practical dining area with table and 4 chairs that naturally separate from the living room. ~ ~ Living room with gray sofa bed (chaise longue), white living room table and highgloss gray TV furniture with drawers and white storage boxes. Flat screen. Wallmounted shelves. ~ ~ Specially ordered terrace doors in aluminum with burgundy color outside and white inside. Double glazing. Ventilation window in the upper part. Mosquito net. Awning that covers the entire balcony. ~ ~ The balcony has an exceptionally beautiful view of the New Valley, the sea and the marina. It is furnished with a graybrown sofa group with 2 accompanying chairs and an oval table. White shoe cabinet. Practical hangers for washing equipment. The outer part of the AC is located on the balcony, however, it is camouflaged with a table top so that it can be used as extra table space or for placement of decorative objects. ~ ~ The hallway and bathroom were also renovated in 2014. The hallway got new, navy blue cabinets in the upper part and a workbench. Washing machine under the bench. ~ ~ The bathroom was tiled with white tiles on the floor and walls, but with 3 rows of tiles in the color dark blue which creates a stylish contrast. High gloss white bathroom furniture with a mirror above. Spacious shower with shower head. Specially ordered window with blue aluminum frame inside and burgundy outside. Downlights in the ceiling. The hot water tank is located outside the bathroom in a separate closet, which is advantageous in view of any leaks. ~ ~ The bedroom is furnished with a double bed and white bedside tables. Air conditioning. Ceiling fan. Extra sockets have been set up over the bedside tables. Builtin wardrobe with mirror and blue frame. Storage shelves inside. Safe. Window. Good ventilation options. Beautiful sea views also in from the

bedroom.~ ~ The apartment is sold furnished. Personal items and some decoration is not included.~ ~ The electric system is upgraded.~ ~ Communal pool heated in the winter months.~ ~ Large sun terraces with sea views.~ ~The plan doc. may be inaccurate. Purchase costs are not included in the price. These include a document fee of 6.5% of the purchase price for secondhand purchases, notary, registry and lawyer fees. On average ca 810% for secondhand purchases. Buyers will receive a detailed overview. The property is sold as is. Property built on tourist land must be used for "tourist purposes" according to special conditions/restrictions. Reservations are made for changes, errors and omissions regarding info provided and it can be withdrawn from the market without prior notice.~ ~

## property details

Spanishestate id:	<b>6374944</b>
reference::	<b>A959SI</b>
close to/ located:	<b>Mogán</b>
region:	<b>Área Sur</b>
property type:	<b>apartment</b>
rooms:	<b>1</b>
property surface:	<b>37 m2</b>
surface plot:	<b>46 m2</b>
price:	<b>€ 199.000</b>

## contact

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