

## apartment for sale Mogán, Área Sur



Apartment for sale in the Babalú complex in popular Puerto Rico. Access by elevator. Close to the complex is the shopping center Europa within walking distance with various restaurants and shops. About 1520 minutes walk to the beautiful Amadores beach with white, Caribbeaninspired shell sand. From here it is also walking distance to the beach of Puerto Rico. ~~~Contents:~~~The apartment has one bedroom and a living room with an open kitchen. Very spacious balcony with views to the sea.~~The bathroom has bathtub, sink and a washing machine. Window for extra ventilation in the bathroom.~~The bedroom is spacious and furnished with two single beds. Builtin wardrobe and various chests of drawers. Television. Window. ~~Open kitchen with a dining table. Stove top with 4 plates. Refrigerator with freezer compartment. Grill. ~~The living room is furnished with a gray sofa with a table. TV board and display cabinet. Flat screen. Direct exit from here to the spacious balcony.~~The balcony of approx. 19 m2 is now furnished with a dining table, further tables. 3 storage closets. Awning. Nice view of the sea, the mountains and the marina. Here you can enjoy delicious dinners or sunbathe while looking out at the Atlantic Ocean.~~The apartment is sold furnished apart from personal items.~~The complex has a pool and large sun terraces with fantastic views of the mountains and the sea. There is an exploitation company in the building. This apartment has been used privately the last 30 years.~~Free communal parking of the complex right outside.~~Water and electricity included in the community fees.~~~Purchase costs are not included in the property price. These are: Transfer tax of 6,5% of the purchase price for second hand properties or taxes of 8% of the purchase price for first hand properties. In addition to this, the buyer must pay notary, registry and lawyers fees. On an average basis the purchase costs are calculated to be between 810% of the price for second hand purchases and between 1012% on first hand purchases. The buyer will receive a detailed overview.~ ~The property is sold "as is".~~Property built on tourist land must be used for tourist purposes subject to special conditions /limitations.~ ~ The property info is subject to errors and omissions and/or withdrawal without notice.~

### property details

Spanishestate  
id:

**6377438**

### contact

real estate agent:

**REAL INVEST GRAN  
CANARIA SL**

reference:: **A955A**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **apartment**  
rooms: **1**  
property surface: **32 m2**  
surface plot: **51 m2**  
price: **€ 179.000**

name: **REAL INVEST GRAN  
CANARIA SL REAL  
INVEST GRAN  
CANARIA SL**  
spreekt: **not available**  
telefoon: **+34665719964**