

apartment for sale Mogán, Área Sur



Takeover: January of 2027.~~Location:~~Monte Carrera, Loma Dos.~~The apartment is located on the top floor of block 10, very close to the main entrance (1 building in between). It has a nice, open view of the communal facilities and beautiful planting. The apartment extends along the entire front of the block and thus has free corners on both sides. Sun all day.~~Wheelchairfriendly access from the main entrance and garage.~~Approx. 10 min. walk down to the center of Arguineguín, where you will find all kinds of shops, restaurants, medical center, pharmacy, townhall, etc. Several beautiful beaches are within easy reach, including Anfi del Mar, with its Caribbeaninspired white shell sand. Mountain trails nearby. Excellent location in a quiet area.~~Measurements:~~According to the plan document, the apartment has a constructed area of 77.73 m2 and the terraces measure 41.88 m2.~~Garage space and storage room:~~Can be purchased for additionally 25.000 euros. The parking space has a constructed surface of approx. 12.79 m2 and the storage room of approx. 5.56 m2.~~Content:~~The apartment has an open living room and kitchen, 2 spacious bedrooms, 2 large terraces, 1 balcony and a very goodsized shared roof terrace (only for owners in block 10 and their tenants). The roof terrace has some sea views.~~The home is bright with large windows. Marble floors. Downlights. Vents in the outer walls.~~You enter the property through a solid wooden security door and reach the hallway/kitchen.~~To the right is a tall cabinet where the washing machine and large hot water tank are located. This also holds washing equipment and outerwear.~~Natural white, Ushaped kitchen with breakfast bar and chairs. Appliances: Steelcolored refrigerator with freezer compartment, oven, extractor fan, vitroceramic hob and integrated dishwasher.~~Beautiful, bright living and dining room at the front with direct access to the terrace and balcony.~~The living room is furnished with a sofa, table, TV cabinet, sectional and large dining table with chairs. AC.~~The large terrace on the left is furnished mainly in rattan style with a dining table, square table, chairs and 2 sun loungers. The outer part of the AC is nicely integrated in wood. Some sea views.~~The second, spacious terrace is located by the hallway next to the bathroom and bedroom and is furnished with a large rattanstyle sofa group, table, sun lounger and side table.~~The bathroom is of good size and has beige tiles. Bathroom furniture with large mirror. Corner shower. Hanging toilet for easy cleaning. Natural ventilation. Underfloor heating.~~The bedrooms are located on each side of the house. Both have builtin wardrobes and a double bed. Both rooms have AC.~~Sold furnished and equipped.~~Facilities in the community:~~Elevator, heated swimming pool for adults and children, security cameras at the complex's entrances, security and reception services and WiFi 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 documentation. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.

property details

Spanishestate id: **6377439**
reference:: **A961S**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **2**
property surface: **78 m2**
surface plot: **120 m2**
price: **€ 550.000**

contact

real estate agent: **REAL INVEST GRAN CANARIA SL**
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