

# SPANISHESTATE

<https://www.spanishestate.com/apartment/mogan-35140/6377440/>

## 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. ~ ~ 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. The kitchen was renovated in early 2014. 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. Spacious shower. Downlights in the ceiling. The hot water tank is located outside the bathroom in a separate closet. ~ ~ 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. 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. ~ ~ Property built on tourist land must be used for tourist purposes according to special conditions/restrictions. ~ ~ 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.

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## property details

Spanishstate **6377440**  
id:  
reference:: **A960SI**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **apartment**  
rooms: **1**  
property surface: **37 m2**  
surface plot: **46 m2**  
price: **€ 199.000**

## contact

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