

SPANISHESTATE

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apartment for sale Mogán, Área Sur



Location~~The studio apartments are located right next to each other at the front of La Colina complex. Upper part of Calle de la Cornisa, Puerto Rico/Amadores.~~Beautiful sea view. Southwest direction. Walking distance to the Caribbeaninspired sandy beach with turquoise sea in Amadores as well as to the beach in Puerto Rico town and center with all amenities.~~Short walking distance to the Europa shopping center, supermarkets, medical center etc. Good taxi connections.~~Registration information:~~2 of the studio apartments are registered together in the Property register with a total surface area of 52.56 m2. The third is registered separately with a surface area of 33 m2.~~All 3 studio apartments are sold as one. Attractive renovation object for investors.~~All 3 units have their main entrance in the rear, through a bright and open shared room (hallway/reading area). However, they also have access through the communal terrace.~~Although the surrounding terrace is registered as a common area, there is agreement among the neighbors that each owner can put chairs and tables in front of their property as long as it does not obstruct others.~~The two studio apartments that are registered together contain the following:~~The studio on the left:~~Entrance door. Hallway. Closet. Bathroom. Kitchen. Living room /bedroom.~~The studio in the middle:~~Entrance door. Hallway. Closet. Kitchen. Living room/bedroom.~~The studio on the right, which is registered separately:~~Entrance door. Hallway. Closet. Bathroom. 2 rooms that are currently used as bedrooms.~~Reforms should be carried out in the properties and the floor plan can thus be adapted to the buyer. The buyer can choose to connect all three internally or separate them completely and change the floor plan.~~The complex has a shared, heated pool and tennis court. Wellmaintained communal areas.~~Street parking.~~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.

property details

Spanishstate **6379731**
id:
reference:: **E962S**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **3**
property surface: **86 m2**
surface plot: **86 m2**
price: **€ 485.000**

contact

real estate agent: **REAL INVEST GRAN
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