

apartment for sale Mogán, Área Sur



This cozy apartment is located in the wellknown Arimar complex in Puerto Rico, a quiet and wellmaintained community with a central location close to everything that makes this area in the south of Gran Canaria so attractive. From the property, you can walk to the beach in just a few minutes, as well as to the modern shopping centres Mogan Mall and The Market, restaurants, shops and leisure areas. The location offers a relaxed atmosphere to enjoy the island's climate all year round.

~~The property features a practical and functional layout where the living room and kitchen are integrated into a bright openplan space. From the living room there is direct access to the spacious terrace, located in a quiet and sheltered area with enough space for an outdoor table and to enjoy relaxing moments outdoors. Thanks to its eastfacing orientation, the terrace enjoys pleasant morning sun and maintains a very comfortable temperature for much of the day.~~The apartment is in good condition and is sold furnished, making it a comfortable option both as a holiday home and for longer stays. The bedroom offers good storage possibilities and the property conveys a cozy and functional atmosphere.~~Arimar is a highly appreciated complex that has undergone significant improvements in recent years, including the complete renovation of the swimming pool and the upgrade of the entire community's electrical system. The communal areas and gardens are very well maintained, and next to the pool there is a pleasant pool bar. In addition, the complex has fibre optic internet connection.

~~Another particularly valued aspect of Arimar is the good availability of parking in the area, something quite unusual in Puerto Rico. Furthermore, the community fee includes water and electricity consumption, contributing to comfortable maintenance with fewer additional expenses.~~An excellent opportunity for those looking for a welllocated, comfortable and easytomaintain property in one of the most appreciated complexes in Puerto Rico, close to the beach, services and everything needed to enjoy the Gran Canaria lifestyle.~~### Distribution~The property consists of one bedroom, one bathroom, a livingdining room, kitchen and terrace.~~###Legal notice~The price does not include taxes or expenses payable by the purchaser.~~The property is subject, as a general rule, to Property Transfer Tax (ITP) at a rate of 6.5%. Exceptions may apply in accordance with the applicable regulations. Taxable base: the higher of the purchase price or the cadastral reference value.~~Acquisition costs, including ITP, notary and land registry fees in accordance with official tariffs, as well as other costs associated with the formalisation of the purchase, are estimated to range between approximately 8% and 10% of the purchase price. This may vary depending on the purchaser's circumstances and whether financing is involved, in which case additional costs may arise.~~Optional advisory and management services are available in relation to the purchase, including assistance with documentation, administrative procedures and utility connections. A personalised and

detailed estimate will be provided upon request.~~The agency acts solely as an intermediary in the transaction, which is subject to the express acceptance of the owner.~~All legally required information and documentation relating to the property and the terms of the transaction are available to the purchaser.~~This property is built on land designated for tourist use; however, the building is effectively used for residential purposes, and such use is deemed to be legally established.

property details

Spanishstate **6382015**
id:
reference:: **06095-CA**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **1**
property surface: **45 m2**
surface plot: **- m2**
price: **€ 165.000**

contact

real estate agent: **Cardenas Inmobiliaria**
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