

apartment for sale Mogán, Área Sur



This cosy apartment is located in the well-known Arimar complex in Puerto Rico, a quiet and well-maintained 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 within a few minutes to the beach, the modern shopping centres Mogan Mall and The Market, as well as restaurants, shops and leisure facilities. The location offers a relaxed atmosphere to enjoy the island's pleasant climate all year round.~~The apartment has a practical and functional layout where the living room and kitchen are integrated into a bright open-plan space. From the living room there is direct access to the spacious terrace, located in a peaceful and sheltered area with enough space for outdoor dining and relaxing moments. Thanks to its east-facing orientation, the terrace enjoys the pleasant morning sun and maintains a very comfortable temperature throughout much of the day.~~The apartment is presented in a well-kept condition and offers a comfortable and welcoming base with opportunities for personalisation and updating according to the new owner's preferences. It is sold furnished, making it a practical option both as a holiday home and for longer stays. The bedroom offers good storage possibilities and the property conveys a cosy and functional atmosphere.~~Arimar is a highly appreciated complex that in recent years has carried out important improvements, including the complete renovation of the swimming pool and the upgrading of the electrical system throughout the community. 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 feature in Arimar is the good availability of parking in the area, something uncommon in Puerto Rico. Furthermore, the monthly community fee includes water and electricity consumption, as well as the IBI (municipal property tax), contributing to convenient maintenance and fewer additional expenses.~~An excellent opportunity for those looking for a well-located, comfortable and easy-to-maintain property in one of the most appreciated complexes in Puerto Rico, close to the beach, services and everything needed to enjoy the lifestyle of Gran Canaria.~~### Distribution~The property consists of one bedroom, one bathroom, a living-dining 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: **39 m2**
surface plot: **- m2**
price: **€ 165.000**

contact

real estate agent: **Cardenas Inmobiliaria**
name: **Lucy Evans**
spreekt: **not available**
telefoon: **+34928150650**