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apartment for sale Mogán, Área Sur



Location:~~Monte Carrera, Loma Dos.~~The apartment is located on the ground floor (elevated in the terrain) and extends along the eastern part of block 11. Easy, wheelchairfriendly access from both the main entrance, the lateral, eastern entrance and garage. Morning sun and sun somewhat throughout the day. Lovely views of the sea and mountains.~~About 10 minutes walk down to the center of Arguineguín, where you will find all kinds of facilities. Several beaches are within easy reach, including Anfi del Mar. Mountain trails nearby. Quiet area.~~Size:~~According to the plan document, the apartment has a constructed area of 86.59 m2 and the terraces measure 24.78 m2.~~Garage space and storage room:~~Must be purchased for an additional cost of 26.000 euros. The parking space has a constructed surface of approx. 13.33 m2 and the storage room of approx. 4.91 m2.~~The property was used as a show room. It is extra decorated with nice contrasting walls, wallpaper and beautiful highquality furniture. Marble floors in the primary rooms.~~The apartment has two entrances through security doors. The left one goes to the studio part and the right one to the main part. The property can therefore be used as 1 or 2 units, but is registered as 1 in the Property Register.~~The main part:~~Hallway with wardrobe where the hot water tank is located. Good storage space. Shoe cabinet. From here the studio part communicates with the main part internally.~~Straight ahead is a beautiful bedroom with a double bed, bedside table, chair and wardrobe. AC. Direct access to the large terrace.~~To the right is the bathroom, which is tiled in beige. It has bathroom furniture with mirror, shower, washing machine and hanging toilet. Small window. Underfloor heating.~~Further down the hall you find the living room, dining area and kitchen.~~The kitchen is Ushaped, in natural white, with a solid wood worktop. Appliances: Fridgefreezer, oven and extractor fan in steel, vitroceramic hob with 4 hobs and integrated dishwasher. Window.~~The living room is furnished with a sofa, glass table, electrical armchairs, TV bench and a large dining table in white high gloss. Matching chairs. AC.~~Direct access to the beautiful, elongated terrace furnished in rattan style. From here you can enjoy a lovely brunch while admiring the sea view and enjoying the silence. Practical water and electrical outlet. Awning~~Studio area:~~Hallway with office corner. Table/desk with chair.~~Bathroom on the left, also tiled in beige. Bathroom furniture and mirror above, shower and hanging toilet. Window. Underfloor heating.~~Spacious bedroom at the front with double bed, bedside table, chest of drawers and wardrobe. Some have replaced the cupboard with a minikitchen. French balcony with sea views. AC.~~Communal: 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: **6382024**
reference:: **A963S**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **2**
property surface: **87 m2**
surface plot: **111 m2**
price: **€ 499.000**

contact

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