

SPANISHESTATE

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apartment for sale Mogán, Área Sur



Location:~~The apartment is located in one of the most soughtafter complexes in Puerto Rico, Guanabara Park, more specifically in Agua de la Perra. 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 takes you down to the marina and beach. Very easy access to the popular mountain trails in the area for those who enjoy hiking. There is a small shopping center in valley itself and walking distance to all the amenities you need in 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 corner apartment, which has been renovated, offers beautiful sea view from the moment you open the front door.~~Open living room and kitchen with the kitchen on the right when you enter the apartment. Appliances: Refrigerator with freezer compartment, dishwasher, oven and hob.~~Kitchen island with 2 chairs that naturally separate from the living room.~~Living room with new nice sofa from 2025, round table and white TV furniture with several closets. TV. Flat screen. AC.~~Internet (the buyer must take out his own subscription).~~Aluminum terrace doors with burgundy color outside and white inside. Double glazing. 2 awnings that cover the entire balcony.~~The balcony was renovated in 2020 and is of good size. Exceptionally beautiful view of the valley, the sea and the marina. Here you can enjoy fantastic sunsets. It is furnished with a sofa group and table with 4 chairs. Separate closet where the washing machine is located.~~The bathroom was renovated in 2019. Spacious shower. Downlights in the ceiling. Wallmounted toilet. Window with mosquito net.~~The bedroom is bright and nice. Double bed with storage. Air conditioning. Ceiling fan. Blackout curtains. White shoe cabinet. Builtin wardrobe with mirror. New window from 2024 with white aluminum frame inside. Good ventilation. Beautiful sea view also from the bedroom.~~The hot water tank was purchased 3 years ago and is located outside the apartment in its own closet next to the main door. The garden hose is also stored here for easy cleaning.~~It is possible to place chairs and a table outside the property in the communal area by the front door as long as it does not get in the way of the other residents.~~The apartment is sold furnished except for personal items and some decoration. Most of the furniture is of recent date.~~The community:~~Janitor onsite.~~Heated saltwater pool.~~Sunny communal area.~~Large sun terraces with beautiful sea views. Sun loungers and parasols.~~Refurbished pool area with glass enclosure.~~Continuous maintenance in the facility.~~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

Spanishestate id: **6382025**
reference:: **A964SI**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **1**
property surface: **37 m2**
surface plot: **46 m2**
price: **€ 234.000**

contact

real estate agent: **REAL INVEST GRAN CANARIA SL**
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