

SPANISHESTATE

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apartment for sale Mogán, Área Sur



In an elevated and open position in the peaceful area of Arguineguín lies this beautiful apartment with breathtaking views of the Atlantic Ocean. The southwestfacing terrace quickly becomes the favourite spot of the home, where you can enjoy the sea, the pleasant ocean breeze and the magical sunsets that colour the horizon in warm tones. A special sense of peace and freedom is created here, with the ocean always present as part of everyday life.~~The property features one bedroom, bright and modern spaces, as well as an elegant kitchen with panoramic sea views. The apartment is sold furnished and has been renovated in a contemporary style, making it ready to move into, ideal both as a holiday residence and for enjoying Gran Canaria all year round.~~The elevated location provides magnificent natural light and a relaxing atmosphere both indoors and outdoors. From the living room and kitchen, the eye is drawn towards the Atlantic and the beautiful coastline, giving the property a unique and very welcoming character.~~The complex is peaceful and very well maintained, with a heated communal swimming pool available all year round. In addition, there are only a few steps from the street to the property, making it comfortable and easily accessible.~~Water and electricity are included in the monthly fee, offering a practical and worryfree home with excellent control of monthly expenses.~~A perfect option for those looking for a modern property for holidays, investment or permanent residence in soughtafter Arguineguín, where the views, sunsets and tranquillity are the true highlights.~~### Layout~~Comprises bedroomliving area, kitchenette, bathroom and terrace.~~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.~~###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.~~The published floor plan should be considered as a guideline only and not as an exact representation of the physical reality of the property. There may be inaccuracies in the drawing and measurements.

property details

Spanishstate **6388166**
id:
reference:: **06101-CA**
close to/ located: **Mogán**
region: **Área Sur**
property type: **apartment**
rooms: **1**
property surface: **36 m2**
surface plot: **- m2**
price: **€ 249.000**

contact

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