

## duplex for sale Mogán, Área Sur

This property is a real gem, situated in one of the charming narrow streets of the old town, only two minutes away from the beach and the harbour. ~The house, cosy and homely, with a lot of charm is spread over two levels and also offers a fantastic roof terrace with an outdoor kitchen. Here you can cook outside and enjoy the wonderful views over the sea and the beach. Access to all floors is by a space-saving spiral staircase meaning that the square metres have really been used to the maximum. ~On the ground floor you will find an open plan living room and kitchen in harmonious colours, where fine details create a warm and homely atmosphere. Upstairs you will find the two bedrooms, decorated in a cosy style that transmits a pleasant feeling. Here you will also find the bathroom, decorated in blue and white. ~The roof terrace is the jewel in the crown of the house: a private space for relaxing, dining and socialising. ~Here you can enjoy sunsets over the sea while barbecuing or savouring a glass of wine in the company of family and friends. The property is not only well maintained and nicely furnished, it is also cosy and well planned, making it a perfect holiday home or residence. ~Often referred to as the 'Little Venice' of Gran Canaria, Puerto de Mogán is a picturesque village that embraces both the sea and the mountains. The charming harbour is the heart of the village, with fishing boats and elegant sailing boats moored along the quayside. The area surrounding the harbour is lined with small, cosy restaurants and cafes offering fresh seafood, Canarian tapas and local specialities. Here you can sit and enjoy a meal while gazing out over the crystal clear waters and the small bridges that link the narrow canals. ~The atmosphere in Puerto de Mogán is relaxed and welcoming, with narrow streets lined with whitewashed houses covered in brightly coloured bougainvillea. Small shops, art galleries and ice cream parlours are dotted around the village, giving it a charming, homely feel. Every Friday, the village transforms into a bustling market, where you can browse among the stalls selling everything from local crafts to fresh fruit and vegetables. ~The golden sandy beach is perfect for relaxing and the crystal clear waters invite you to take a refreshing dip. ~### Layout ~On the first floor living room/kitchen, storeroom, hall and on the first floor two bedrooms, bathroom and roof terrace with outdoor kitchen and terrace. ~Surfaces: 78 m2 (41+37) + roof terrace of approx. 37 m2. ~### Legal notice ~Taxes and Legal Fees are not included in the price. The most important are: purchase tax (6,5%), Notary and Land Registry fees, handling fees and translations. On average one has to calculate 8-10% of the purchase price, however we will make you a detailed estimation of costs for each property that you may be interested in. ~The published plan should be regarded as an indicative sketch, not as accurate reflection of the physical reality of the property; there may be inaccuracies in the floor plan layout and the measurements. ~

### property details

Spanishestate **6201019**  
id:  
reference:: **05800-CA**  
close to/ located: **Mogán**  
region: **Área Sur**

### contact

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

|                   |                  |
|-------------------|------------------|
| property type:    | <b>duplex</b>    |
| rooms:            | <b>2</b>         |
| property surface: | <b>78 m2</b>     |
| surface plot:     | <b>- m2</b>      |
| price:            | <b>€ 475.000</b> |