

## house for sale Mogán, Área Sur



The duplex is located in the center of Arguineguín, very close to the La Marea shopping center. The property is located within 5 minutes walking distance from the newly renovated beach at the market square and the city beach in Arguineguín. ~The property is located in the first building on the right when driving into the center of Arguineguín (from Maspalomas). There is a hardware store on the ground level. The property is located on the second-to-top floor and has its access at the back of the complex, either through the ramp/stairs up next to La Marea or 1 flight of stairs down from the street above. Direct access. ~Very attractive location with proximity to everything you might need. ~Content: ~The duplex has been partially renovated in a modern style. ~It has white, freshly painted walls and beige, glossy porcelain tiles on the floor. LED lights in the ceiling. ~Main floor: Open living room and kitchen, toilet and large terrace. ~Lower floor: Spacious bedroom and bathroom. ~Bright main floor with windows at the entrance, kitchen, hallway and bathroom as well as terrace doors at the front. Silver-gray, maintenance-free aluminum frame. ~New kitchen in white high gloss with composite countertop. Refrigerator with freezer compartment and hob. The kitchen can be enlarged if desired. Extractor fan. ~New sofa and new TV bench. ~The toilet has also been partially renovated and has white, delicate bathroom wall plates in a marble pattern. New bathroom furniture and mirror. LED lights. Hot water tank. Drain for washing machine. Plenty of sockets. ~Gigantic south-facing terrace with fantastic sea views. Sun all day. The outdoor area is covered with artificial grass. Lovely shower area with dark brown wood imitation walls and floors. Separate water outlet next to it. 2 modern chairs and pots with exotic palm trees. Modern outdoor lighting. Lovly sea view in addition to seeing parts of the newly renovated beach by the market square. Glass railings at the front. ~Internal stair case down to the lower floor where the very spacious bedroom is located and an attached bathroom. ~The bedroom is bright and airy with a number of windows towards an open patio. It is furnished with a new double bed with a pretty wooden headboard and 2 white bedside tables. Plenty of storage space under the stairs (or possibly a cosy play corner for children.) ~Renovated bathroom in the same style as upstairs with marble-inspired wall panels, modern bathroom furniture and mirror above. LED lights. New, black shower fixture with raindance head and regular adjustable. Shower plate. ~Plenty of electrical outlets throughout the house. ~Installed telephone line. Separate subscription for internet/telephone must be signed by the buyer. ~Alarm. (Buyer must sign his own contract if desired.) ~The property is sold with the furnishings that can be seen in the photos, except for some decorative items that belong to the real estate agent. ~Very low common costs. ~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:	<b>6233926</b>
reference::	<b>D924S</b>
close to/ located:	<b>Mogán</b>
region:	<b>Área Sur</b>
property type:	<b>house</b>
rooms:	<b>1</b>
property surface:	<b>74 m2</b>
surface plot:	<b>113 m2</b>
price:	<b>€ 320.000</b>

## contact

real estate agent:	<b>REAL INVEST GRAN CANARIA SL</b>
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