

house for sale Mogán, Área Sur



Planned takeover: May 2026~~Location:~~The duplex is located in Calle Greco, a dead-end street with no through traffic. Parking on the street. Direct entrance straight from street level without stairs. Very quiet and peaceful area. Several pools in the complex.~~Short walking distance (under 10 minutes) to Anfi del Mar with one of the island's finest, white sandy beaches with shell sand brought from the Caribbean. The Anfi complex also offers a good variety of shops, groceries, cafes, restaurants and a beach club on the heart of the island. You can take a lift down to the beach from the upper part of Anfi.~~15 minutes walking distance to the Norwegian school, and you can walk to Arguineguín along the coastal road promenade and to Puerto Rico over the mountain.~~Close to bus stop and taxi stand.~~Area measurements:~~The property is registered in the Property Registry in Mogán with a plot of 58,94 m² and with 43.94 m² of constructed surface.~~Contents:~~The townhouse was partially renovated in 2024 and has been continuously maintained.~~First floor: Open living room and kitchen, bathroom and terrace.~Second floor: Bedroom.~~Description:~~Staircase-free entrance to the house and the main floor directly on street level.~~Upon entering, on the right hand side is the dining table with four chairs. Followed by the kitchen with upper and lower cabinets in green. Beige countertop. The sale includes the following appliances: Refrigerator with freezer, oven, hob and extractor.~~The living room on the left hand side is very spacious and well distributed, furnished with a dark grey 3-seater sofa. Glass coffee table. TV stand with flat screen TV. ~Behind the spiral staircase that goes up to the first floor from the living room is the bathroom with toilet, sink with wardrobe and mirror, shower with screen and washing machine.~~The outdoor area has two areas: a dining table with a glass top and four matching chairs, as well as a set of another table with high-backed chairs with space for four people. In addition, there are two sunbeds for sunbathing. On clear days, you can see Tenerife with the majestic Teide rising from the sea. The view is reminiscent of a beautiful painting.~~In the upper part is the elegant bedroom. It is furnished with a double bed with storage space. White headboard with two beautiful lamps on top. White bedside tables. On the other side of the room is a large built-in wardrobe and a chest of drawers. Several windows overlook the terrace. Bright room.~~The property is sold fully furnished and equipped, apart from personal belongings and some decorative items.~~~The community:~~Low community costs.~~Two swimming pools and sports facilities with, among other things, tennis courts, basketball, football and bocce in the complex. Playground.~~Small grocery store/café by the largest pool in Calle Greco where you can buy refreshments and various foods. Game nights are also arranged among the permanent residents during the winter season.~~International condominium.~~~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 **6312525**
id:
reference:: **D942A**
close to/ located: **Mogán**
region: **Área Sur**
property type: **house**
rooms: **1**
property surface: **44 m2**
surface plot: **58 m2**
price: **€ 249.000**

contact

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