

house for sale Mogán, Área Sur



This exclusive bungalow is offered for sale in the wellknown Los Caideros urbanization, designed to provide a comfortable, functional lifestyle focused on enjoying the outdoor environment. The property is in excellent condition, ready to move in, and harmoniously combines well distributed interior spaces with large outdoor areas that allow full use of the region's pleasant climate.~~The home has two double bedrooms, both with direct access to a private 90 m2 terrace, offering sea views and making this space the central point for leisure, relaxation, and entertainment. The terrace is equipped with an outdoor kitchen, dining area, jacuzzi, and TV area, providing a versatile setting for social gatherings or quiet moments in a privileged environment.~~The interior features a fully renovated kitchen designed for maximum functionality and ample storage spaces that facilitate organization. The property receives abundant natural light, complemented by recently renewed exterior carpentry, and has air conditioning in the bedrooms to ensure comfort yearround. The master bedroom includes an ensuite bathroom for additional privacy and convenience.~~The bungalow is part of a complex with a swimming pool, combining privacy and tranquility with the advantages of communal areas. The property represents a unique opportunity for those seeking a home that integrates design, functionality, and a privileged outdoor space in a safe and well maintained setting.~~###Layout~The bungalow is distributed into a spacious living room with independent kitchen, dining room, two double bedrooms, and two bathrooms. Large outdoor space designated as a terrace.~~###Legal notice~The price does not include taxes or expenses payable by the purchaser.~~The property is generally subject to Property Transfer Tax (ITP) at a rate of 6.5%; exceptions may exist according to applicable regulations. Taxable base: the higher value between the purchase price and 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 total price, depending on the purchaser's circumstances and whether financing is involved, in which case additional formalisation costs may apply. Optional advisory and management services are offered related to the purchase (documentation, administrative procedures, utilities, among others). A personalised and detailed estimate will be provided to the interested party.~~The agency acts solely as an intermediary in the transaction. The transaction 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 must be considered as an indicative sketch, not as an exact reflection of the physical reality of the property, and inaccuracies may exist in the plan layout and measurements.

property details

Spanishstate **6385695**
id:
reference:: **06097-CA**
close to/ located: **Mogán**
region: **Área Sur**
property type: **house**
rooms: **2**
property surface: **90 m2**
surface plot: **- m2**
price: **€ 469.000**

contact

real estate agent: **Cardenas Inmobiliaria**
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