

SPANISHESTATE

<https://www.spanishestate.com/house/san-bartolome-de-tirajana-35290/6183225/>

house for sale San Bartolomé De Tirajana, Área Sur

Spacious home with a private roof terrace and 830 m² of land in El Salobre – San Bartolomé de Tirajana.~We present this magnificent property located in El Salobre, in the south of Gran Canaria. With direct access from the public road, this home stands out for its spaciousness, functionality, and large outdoor area for private use. Ideal for families, investors, or those seeking tranquility with space and customization options.~~Upstairs – Main Residence~ Elevated from street level on the north side.~ Direct and independent access.~ Layout: 4 bedrooms, living room, kitchen, bathroom, three hallways, builtin wardrobe, ~ 10.52 m² interior storage room, interior and exterior stairs, and three balconies.~ Net area: 179.42 m²~ Built area: 193.76 m²~~Roof Terrace – Exclusive private use~ Access from interior staircase.~ Consisting of a fourth pool and a large roof terrace, perfect as a leisure, relaxation, or sunbathing area.~ Net area: 154.97 m²~ Built area: 27.76 m²~~Surface area summary:~ Total net area: 334.39 m²~ Total built area: 221.52 m²~ Private land plot: 830.53 m²~Highlighted technical features:~ Foundation: isolated reinforced concrete footings with tie beams.~ Vertical structure: loadbearing walls and pillars (metal reinforcements in specific areas).~ Horizontal structure: reinforced concrete beams and slabs with semijoists; hollowcore slabs for terrace extensions.~ Facades: vibratory concrete walls (12–20 cm), plastered and painted yellow.~~Exterior floors: Washed concrete on a 15 cm screed with a leveling layer.~ Overall condition: In good condition, with multiple possibilities for improvement or redesign as needed.~A versatile property in a quiet location in the south of the island, with spacious indoor and outdoor spaces, ideal for those who value privacy, spaciousness, and potential.~~Request more information or arrange a viewing!~~Don't miss this opportunity to live in a house that has it all! Contact us and schedule your visit. Your new home is waiting for you.~~Make your dream a reality!~~ Additional information:~The price does not include transfer taxes, notary fees, registration fees, or any other fees that may apply by law. The information provided is for guidance only and may be subject to inadvertent errors or omissions.

property details

Spanishestate id:	6183225
reference::	0092-00481
close to/ located:	San Bartolomé De Tirajana
region:	Área Sur
property type:	house
rooms:	5
property surface:	193 m2
surface plot:	180 m2
price:	€ 350.000

contact

real estate agent:	Century21 Capital Lpa & Dream Homes
name:	not available
spreekt:	not available
telefoon:	+34928220022