

SPANISHESTATE

<https://www.spanishestate.com/house/san-bartolome-de-tirajana-35290/6201158/>

house for sale San Bartolomé De Tirajana, Área Sur

The bungalow on Calle Green in El Salobre Golf has a very interesting location. It is located in a gated community set back from the main street of the resort. The bungalows are built on terraced plots so that the front row does not obstruct the view. The resort has two golf courses, a supermarket at the main entrance, a clubhouse and a restaurant in the hotel. There is an access control at the entrance of the resort. Direct access to the bungalow from the communal hallway without stairs. The property is very well located, 10-15 minutes drive from the beach and the commercial centre of Meloneras with its shops and restaurants, as well as the Mercadona supermarket. ~The sale and handover of the property is planned from the end of September 2025.~Content~Bungalow on one floor with access from the communal hallway. It consists of a living room with open kitchen, two bedrooms, two bathrooms, utility room and a very large garden area with pool and terrace.~Upon entering the bungalow, the first thing you see is the living room. To the left is the kitchen with plenty of storage space and all kitchen appliances such as ceramic hob, extractor hood, oven, microwave and dishwasher. From the kitchen there is access to the covered solarium with washing machines and dryers. In the kitchen there is a counter with space for three people. ~The bedrooms are located on the sides of the bungalow with large windows overlooking the garden. To the right is the master bedroom with en-suite bathroom and fitted wardrobes. It has a double bed with box spring, bedside tables and access to the garden. The bathroom is very spacious. On the left side is the shower with glass wall and rain shower. On the right side is the sink with base cabinet.~On the other side of the bungalow is the second bedroom with a double bed, also with box spring bed, large built-in wardrobe and access to the garden. The second bathroom also has a shower and a sink with a base cabinet. ~The bathrooms and part of the kitchen were renovated two and a half years ago.~All rooms are air-conditioned.~From the living room you can access the covered terrace through two sliding glass doors (with mosquito nets). There is the dining room. In the garden there is a large heated pool, an outdoor shower and another terrace with a pergola and barbecue area. ~The garden has access for pool maintenance and gardening.~The bungalow is sold partially furnished. There is some furniture, the wooden furniture that is not included in the sale, as well as private and decorative items. ~The community fees are 75 euros.~You can live in the property as-is~The floor plan document and its measurements might be inaccurate. For illustrative purposes only.~Purchase costs are not included in the property price. These are: Transfer tax of 6,5% of the purchase price for second hand properties or taxes of 8% of the purchase price for first hand properties. In addition to this, the buyer must pay notary, registry and lawyers fees. On an average basis the purchase costs are calculated to be between 8-10% of the price for second hand purchases and between 10-12% on first hand purchases. It can be a little more if the purchase price is low or if the buyer chooses to purchase with a Spanish bank mortgage. However, the buyer will receive a detailed overview over the purchase costs for the property she/he wants to buy. ~The property is sold as is.~The property information is subject to errors and omissions and/or withdrawal without notice. ~

property details

Spanishestate id:

6201158

contact

real estate agent:

REAL INVEST GRAN

reference::	B933A		CANARIA SL
close to/ located:	San Bartolomé De Tirajana	name:	REAL INVEST GRAN
region:	Área Sur		CANARIA SL REAL
property type:	house		INVEST GRAN
rooms:	2		CANARIA SL
property surface:	86 m2	spreekt:	not available
surface plot:	260 m2	telefoon:	+34665719964
price:	€ 775.000		