

plot for sale Mogán, Área Sur



One of the few available plots in the soughtafter Calle Doramas in Patalavaca is for sale, an increasingly rare location in the south of Gran Canaria. With a surface area of 341.88 m², this plot represents a unique opportunity to build a custom home in a well-established, quiet, and high-quality residential area.~~The plot is located on a culdesac, where the well-known Los Canarios II complex and several high-end villas are situated, giving the area an exclusive residential character with very little traffic and a high degree of privacy. In addition, it is an almost flat plot, a particularly valued feature as it facilitates construction and significantly reduces costs. Its south/southwest orientation allows for sun throughout the day, and future upper floors will benefit from open sea views.~~Beyond the value of the land, this property offers something that few options on the market can match: the possibility to create a fully customized home. Here you can design without limitations, choose materials and finishes, adapt the layout to your lifestyle, and create outdoor spaces such as a pool, terraces, or chillout areas, making the most of Gran Canaria's privileged climate.~~In addition, the plot has an important added value: there is already an executed design project for the construction of a semidetached villa, with a granted building permit from the local council. This allows the buyer to start construction immediately, avoiding long administrative processes and generating significant savings in time and costs.~~The project includes a contemporary home of 237.90 m² built, designed with clean lines, large windows, and a clear orientation towards the exterior, aimed at maximizing natural light and connection with the surroundings. The layout includes a 77.10 m² basement ideal for a leisure area, a 78.75 m² ground floor with open-plan spaces connecting living room, dining area, and kitchen with the terrace and garden, a 76.95 m² first floor intended for bright bedrooms with access to private terraces, and a spacious rooftop terrace with panoramic views.~~The design follows a modern and elegant architectural style, combining neutral tones, wood, and large glazed surfaces. A seamless integration between indoor and outdoor spaces is planned, with the possibility of a private pool and landscaped areas, terraces with sea views, and a concept adapted to the outdoor lifestyle that characterizes the island.~~As a guideline,

the construction of the described home is estimated at around €550,000, resulting in a total approximate cost of €875,000 including the plot. However, this construction figure is only an estimate and may vary depending on the final project, quality standards, choice of contractor, and execution conditions.~~###Legal note~Taxes and Legal Fees are not included in the price. The most important are: purchase tax (6,5%), Notary and Land Registry fees, handling fees and translations. On average one has to calculate 810% of the purchase price, however we will make you a detailed estimation of costs for each property that you may be interested in.

property details

Spanishstate **6379724**
id:
reference:: **06091-CA**
close to/ located: **Mogán**
region: **Área Sur**
property type: **plot**
rooms: **not available**
property surface: **- m2**
surface plot: **341 m2**
price: **€ 325.000**

contact

real estate agent: **Cardenas Inmobiliaria**
name: **Lucy Evans**
spreekt: **not available**
telefoon: **+34928150650**