

## plot for sale Mogán, Área Sur



One of the few available plots in the sought-after Calle Doramas in Patalavaca is for sale, an increasingly rare location in the south of Gran Canaria. With a surface area of 341.88 m<sup>2</sup>, 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 cul-de-sac, 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 chill-out 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 semi-detached 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 m<sup>2</sup> 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 m<sup>2</sup> basement ideal for a leisure area, a 78.75 m<sup>2</sup> ground floor with open-plan spaces connecting living room, dining area, and kitchen with the terrace and garden, a 76.95 m<sup>2</sup> 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 8-10% 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

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