

## villa for sale Mogán, Área Sur



Location:~~The detached luxury villa with impressive architecture is located high in the terrain in Avenida de Mencey. It has fantastic sea views and very good sun conditions. Lovely, vaste terrace areas around the house. Spaciousness, comfort and exclusivity were factors that were emphasized when the current owners bought the property. It has been continuously maintained and appears as one of Arguineguín's most beautiful pearls.~~About (please use the form to respond ) min. walk to the center of Arguineguín where you will find all kinds of shops, restaurants, cafes, medical center, pharmacy, town hall, etc. Several beautiful beaches within walking distance, including Anfi del Mar with white, Caribbean-inspired shell sand. Mountain trails nearby with easy access. Very good location in a quiet area.~~The house was built in about 2002 and consists of 3 floors:~~Ground floor: Garage with space for 2 cars, large storage room, very spacious play room/TV room /bedroom and bathroom with shower. (Drainage around the house.)~~Main floor: Large terrace areas with chillout zone and private pool. Spacious living room. Bedroom/office. Fully equipped kitchen. Dining room inside and outside. Guest toilet. Laundry room. Outdoor storage.~~Top floor: 4 bedrooms. Lots of closet space. 2 bathrooms; one with shower and one with a combo solution (bathtub and shower). Balcony. Beautiful sea view from the west-facing bedroom and bathroom.~~(The house is registered with 4 bedrooms in the property register.)~~AC in all bedrooms and primary rooms. Good ceiling height in general, especially on the top floor. Large window surfaces with maintenance-free aluminum frames.~~Outdoor area:~~On the west-facing part of the terrace (the main part) you will find large outdoor spaces with various seating areas, sun loungers and a pool that invites you to take a refreshing dip in the Canary sun. The terrace extends around the house and at the back there is a staircase up to a raised, elongated terrace area with a wooden cabin. Facade covered with elegant slate stone. The southern part of the terrace is partially roofed and furnished with a dining area and an integrated chill-out area. Outdoor grill. Workbench. Decorative and practical shelving solutions. Beautiful evening lighting. Electricity and water outlets.~~The property is being sold partially furnished.~~No community fees.~~High property valuation (tasación).~~The owner has recently rented out the property on a short-term basis. Daily price: up to 500 euros. Very good occupancy.~~Year of construction: approx. 2002.~~The property is sold as is. The floor plan and its measurements may not be exact. The Selling price does not include costs. Taxes and other expenses arising from the sale are the responsibility of the buyer. The property is subject to Transfer Tax (6.5% in general). The taxable base will be the highest of: 1) the sale price, 2) the appraisal value, or 3) the cadastral reference value. Costs: Notary and Land Registry fees range from approximately 0.3% to 0.8%, depending on the rates, and document management. Financing: Mortgage, bank, and appraisal expenses will be the

responsibility of the buyer, according to their needs and choice. The real estate agency fees will be paid by the seller. The transaction and terms of sale are subject to the seller's express acceptance. Do not hesitate to contact us for more info and legally required documentation. This listing is subject to errors, changes, omissions, and/or withdrawal from the market without prior notice.

## property details

Spanishestate id: **6333673**  
reference:: **V869S**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **villa**  
rooms: **5**  
property surface: **393 m2**  
surface plot: **453 m2**  
price: **€ 1.150.000**

## contact

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