

villa for sale Mogán, Área Sur



There are homes that you feel instantly – and at the top of Puerto Rico, with the sea in front of you and the mountains as a backdrop, you will find this villa with an exclusive location.~~Here you live in a quiet and private area, almost at the end of a cul-de-sac where calm reigns and nature begins. From the front door, hiking routes start that take you directly into the mountains, while the sea always remains present on the horizon.~~It is a place where life is enjoyed outdoors. The generous garden, with its well-kept lawn area and private pool, invites long sunny days and pleasant mild evenings. The outdoor kitchen becomes the natural meeting point – perfect for dinners with family and friends, where the views create the atmosphere and every moment feels special.~~In the garden there is also a cozy and spacious pavilion – a sheltered and partially open space that extends outdoor living. Here there is room for both long meals around a large table as well as exercising or simply relaxing in a peaceful environment.~~The property is very well maintained and cared for, with a timeless character that offers the opportunity to adapt and personalize it to your taste over time. It has three bedrooms, one of them with an en-suite bathroom. In addition, there is another full bathroom and a separate toilet next to an exterior room, which can also function perfectly as an office or to carry out a professional activity from home, providing great versatility for both everyday life and guests.~~Inside, the feeling of spaciousness stands out thanks to the height of the ceilings. The living room also features a charming mezzanine, ideal as a relaxation area or additional space to enjoy.~~Puerto Rico is known for its unique microclimate, with more than 300 days of sunshine per year and one of the most stable and pleasant climates in Europe. Here, on the sunny southern slope of Gran Canaria, you can enjoy mild temperatures all year round – perfect for a lifestyle where the outdoors is part of daily life.~~This is a property where location, garden, pool and outdoor kitchen combine to create an exceptional lifestyle – with the sun, the sea and nature as a permanent setting.

~~###Distribution~The house consists of living room, kitchen, three bedrooms, two bathrooms, one toilet, terrace and an exterior room + pavilion.~Approx. 212 m2 (138 m2 registered + outdoor room approx. 17 m2 + pavilion approx. 35 m2 + outdoor kitchen approx. 22 m2) + terrace with garden and pool approx. 479 m2~~###Legal notice~Price does not include taxes and purchase costs. The most important are: Property Transfer Tax (6.5%), as well as Notary, Land Registry and administrative fees. Generally, we should calculate 8-10% of the price here, although we will provide you with a detailed estimate for each specific property you are interested in.

property details

contact

Spanishestate **6365265**
id:
reference:: **06076-CA**
close to/ located: **Mogán**
region: **Área Sur**
property type: **villa**
rooms: **4**
property surface: **138 m2**
surface plot: **679 m2**
price: **€ 1.350.000**

real estate agent: **Cardenas Inmobiliaria**
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