

villa for sale Mogán, Área Sur



One of the few available plots for sale on the soughtafter Calle Doramas in Patalavaca, a location that is becoming increasingly difficult to find in the south of Gran Canaria. With a surface area of 341.88 m², this land represents a unique opportunity to build a bespoke home in a consolidated and highquality residential area.~~The plot is located on a culdesac, where the wellknown Los Canarios II complex and several highend villas are situated, providing an exclusive and residential character, with very little traffic and a high degree of privacy. In addition, it is a practically flat plot, a particularly valued feature as it facilitates construction and significantly reduces costs. Its south/southwest orientation allows you to enjoy sunshine throughout the day, and the 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 of creating 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 swimming pool, terraces or chillout areas, making the most of Gran Canaria's privileged climate.

~~Furthermore, the plot has a significant added value: there is already an execution project drawn up for the construction of a semidetached villa, which has been granted a municipal building license. This allows the buyer to start construction immediately, avoiding long processing times and generating significant savings in time and costs.~~The project envisages a contemporary home of 237.90 m² built, designed with clean lines, large windows and a clear orientation towards the exterior, conceived to maximize natural light and connection with the surroundings. The layout includes a basement of 77.10 m² ideal for leisure, a ground floor of 78.75 m² with open spaces connecting the living room, dining room and kitchen with the terrace and garden, a first floor of 76.95 m² dedicated to bright bedrooms with access to private terraces, and a large rooftop terrace with panoramic views.~~The design focuses on modern and elegant architecture, combining neutral tones, wood and large glazed surfaces. A seamless integration between indoor and outdoor spaces is proposed, 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.~The sale price corresponds exclusively to the plot and is set at €325,000. For positioning purposes on real estate portals, the property may be advertised as a home, although the actual object of the sale is solely the land. As an indicative reference, it is estimated that the construction of the described property could be around €550,000, resulting in an approximate total cost of €875,000 including the land. However, this construction cost is only an estimate and may vary depending on the final project, quality specifications, choice of builder and execution circumstances.~###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 **6377433**
id:
reference:: **06088-CA**
close to/ located: **Mogán**
region: **Área Sur**
property type: **villa**
rooms: **4**
property surface: **237 m2**
surface plot: **341 m2**
price: **€ 875.000**

contact

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