

## villa for sale Mogán, Área Sur



The property is located westfacing, near the end of the culdesac Avenida Lechugal in Tauro. Staircase access. Idyllic and quiet area. 2 professional golf courses nearby; 1 of them 18hole. Good hiking opportunities for those who like to walk in the mountains. Walking distance to Spar supermarket and the local restaurant (about 1015 minutes) as well as the popular Tauro beach. The exotic Amadores beach with Caribbeaninspired shell sand and turquoise sea is around the next corner to the east. Only a few minutes drive from Tauro to lively Puerto Rico and about 10 minutes drive to charming Puerto de Mogán.

~~Dimensions:~~The measurements that figure in the ad are the actual dimensions according to plans drawn up by an architect. However, the property is registered in the Land Registry with a constructed area of 90.62 m2 and a plot size of 163.41 m2.~~Content:~~Kitchen/living/dining room. 3 bedrooms. 2 bathrooms. Storage room. Laundry room. Garage. Tiled terrace. Pool.~~The villa, which was renovated in about 2020, is in reality the upper floor of a horizontally divided semidetached house. The property is completely private and no one can see into the plot. Access via a shared staircase. (The upper part, which is locked, is only used by the seller.) Unique location on the top of the hill with fantastic views of the sea and beautiful Tauro.~~Terrace areas along 3 sides of the villa and a private, heated pool (heat pump). Unique sea views from both the living room and the outdoor area. Beautiful sunsets in pretty colors. The sun sets into the sea in midwinter. Afternoon and evening sun.~~The terrace is furnished with various seating areas and an elongated integrated bench. Outdoor barbecue. Part of the outdoor area is roofed. Beautiful rock formations around the plot, as well as trees and plants. Separate, discreet machine room for the pool with easy access.~~Open solution between living room and kitchen. Bright rooms with large window surfaces. Good ventilation throughout the house. Light gray floor tiles and white walls. Modern finish.~~Large Ushaped kitchen in white high gloss with all appliances, including integrated dishwasher. Fully furnished living/dining room with several exits to the terrace. Air conditioning.~~Spacious, bright bathroom in the hallway with double sink in white high gloss and shower. Window.~~3 goodsized bedrooms, all with double beds and wardrobes.~~Master bedroom has its own bathroom with shower and direct access to the lateral part of the terrace (towards Tauro village).~~The last bedroom has its own exit on the opposite side with easy access to the storage room and laundry room (with washing machine and hot water tank.)~~The property is sold furnished and equipped except for personal items and decorative items belonging to the broker.~~Private garage at street level.~~No community fees.~~The property has been rented out, primarily for short periods, with good rental income.~~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

Spanishstate **6382023**  
id:  
reference:: **V947S**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **villa**  
rooms: **3**  
property surface: **105 m2**  
surface plot: **254 m2**  
price: **€ 720.000**

## contact

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