

## villa for sale Mogán, Área Sur



Detached villa in the La Venecia de Tauro residential area, near Anfi Tauro Golf and the beach. The property is arranged over three levels, with wellutilised indoor and outdoor spaces.~~The exterior features a large rear terrace and private pool, ideal for enjoying outdoor living. The ground floor includes several rooms, the most relevant being the living and dining areas with large windows providing natural light, and a fully equipped independent kitchen.~~The upper floor houses three bedrooms, including the master bedroom with ensuite bathroom and access to a private terrace, offering more outdoor space and comfort. The property also includes a basement that can be used as a garage or additional space.~~The villa is delivered with highquality furniture included and air conditioning in all rooms. The finishes are solid and practical, and the design incorporates natural elements such as stone in the façade and exterior walls, creating a comfortable and functional environment.~~A movein ready home with bright interiors, large rear terrace, private pool, and quality furniture included.~~###Layout~The property is spread over three floors plus a walkable rooftop: the ground floor houses the livingdining room, independent kitchen with utility room and pantry, and a bathroom. The pool and main terrace are also on this floor. The upper floor has the master ensuite bedroom with its own terrace, two additional bedrooms, and a bathroom. The basement offers a large space for a garage. Finally, the rooftop is walkable and functions as a solarium.~~###Legal notice~~The price does not include taxes or expenses payable by the purchaser.~~The property is subject, as a general rule, to Property Transfer Tax (ITP) at a rate of 6.5%. Exceptions may apply in accordance with the applicable regulations. Taxable base: the higher of the purchase price or the cadastral reference value.~~Acquisition costs, including ITP, notary and land registry fees in accordance with official tariffs, as well as other costs associated with the formalisation of the purchase, are estimated to range between approximately 8% and 10% of the purchase price. This may vary depending on the purchaser's circumstances and whether financing is involved, in which case additional costs may arise.~~Optional advisory and management services are available in relation to the purchase, including assistance with documentation, administrative procedures and utility connections. A personalised and detailed estimate will be provided upon request.~~The agency acts solely as an intermediary in the transaction, which is subject to the express acceptance of the owner.~~All legally required information and documentation relating to the property and the terms of the transaction are available to the purchaser.~~The published floor plan should be considered as a guideline only and not as an exact representation of the physical reality of the property. There may be inaccuracies in the drawing and measurements.~

## property details

Spanishstate **6385696**  
id:  
reference:: **06098-CA**  
close to/ located: **Mogán**  
region: **Área Sur**  
property type: **villa**  
rooms: **3**  
property surface: **256 m2**  
surface plot: **- m2**  
price: **€ 925.000**

## contact

real estate agent: **Cardenas Inmobiliaria**  
name: **Lucy Evans**  
spreekt: **not available**  
telefoon: **+34928150650**