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villa for sale San Bartolomé De Tirajana, Área Sur



Location:~~The detached house is located about 10 minutes walk from the center of Meloneras and a 3-minute walk from the beach promenade. Several shopping centers with well-reputable restaurants and exclusive shops nearby. Safe and quiet area with many offers. Lovely beaches in the vicinity; - the elongated Maspalomas beach with extravagant sand dunes and the local beach in Meloneras.~~Area measurements:~~The measurements given in the advertisement are the real ones according to the architect who prepared the plan document. However, the property is registered in the land register with a constructed surface of 253.12 m² and a plot of 483 m². Extensions, changes in layout and private pool have not been applied for to the authorities.~~Introduction:~~Luxurious, move-in ready villa with smart and modern solutions. Completely renovated about 2 years ago. Large window spaces with good lighting. Indirect light throughout the house. AC in all living rooms and bedrooms. Automatic aluminum blinds on the main floor. Windows and doors with adjustable aluminum shutters. Videophone with WIFI. The house is built over 3 floors and has a total of 5 bedrooms, 3 bathrooms and 1 toilet. 2 living rooms. Various storage rooms. Triple garage and machine room.~~Content:~~Main floor: Bright and open living /dining room of about 47 m². Spacious kitchen with exclusive and innovative appliances. Very good storage space. TV room (chillout lounge) of about 50 m². Space for a dining table for 24 people and a large sofa group. Guest toilet. Very spacious front terrace with private pool. The pool is heated by a solar panel cover. Fantastic outdoor lighting in the pool and generally on the terrace that extends around the entire house. Here there is plenty of space for various sofa groups, sun loungers, dining table, etc.~~Top floor: 3 spacious bedrooms with lots of closet space (1 of them is currently used as an office.) 2 of the bedrooms have their own balcony with fantastic views of the pool area, Villa del Conde and some sea views. The indirect lighting of the pool and the colorful light show from the hotel create a unique and special atmosphere when the sun sets. 2 large, bright and modern bathrooms.~~Lower floor: 2 spacious bedrooms (not approved as such), good-sized modern bathrooms and various storage rooms. Machine room. Triple garage.~~The property is sold unfurnished. Fixed fixtures and white goods are included in the price.~No common costs.~~Standard:~~Very good standard. Ready to move in.~~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 id:	6305413
reference::	V941S
close to/ located:	San Bartolomé De Tirajana
region:	Área Sur
property type:	villa
rooms:	5
property surface:	465 m2
surface plot:	483 m2
price:	€ 2.485.000

contact

real estate agent:	REAL INVEST GRAN CANARIA SL
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