

Spacious duplex for sale in Arguineguín, Gran Canaria

440 000 €

Reference no.: 2974



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Type: Rekkehus
Location: Arguineguin
Complex: Arguineguin
Brutto area: 97.3 m²
Terrace areal: 80 m²

About the property

The property:

This **comfortably designed and accessible** property is a **semi-detached** property. It is an ideal duplex for **families** due to its large spaces both inside and outside. It is divided into two floors plus roof terrace.

Its **distribution** is as follows:

On the 1st floor:

- **Front patio** to enjoy the sunny days and the tranquillity of the area.
- **Chill out** area that connects with the front patio.
- **Roofed parking space.**
- Comfortable spacious **living room**. It is very luminous due to its multiple windows.
- **Dining room** open to the living room.
- Large and bright **kitchen**. It has direct access to the outside chilli out, as well as a breakfast table.
- Small and very comfortable **toilet**.
- **Pantry**

On the 2nd floor:

- Bright **bedroom with double bed**. It also has a tall built-in wardrobe with two doors.

Key property facilities

3 bedrooms
1 bathroom

1 toilet
2 floors
500 m from beach

Other facilities

- Seaview
- Terrace
- Garden
- Furnished

- **Two single bedrooms.** They have a 90 cm bed and a window that looks outside and gives it luminosity. Both are spacious and have large wardrobes. One of the bedrooms has a private terrace.
- Large **bathroom** with bathtub.

Roof terrace:

- Large **terrace** from where we can appreciate beautiful sea views.
- Spacious and **bright room**.

The area:

The house has a **privileged location**. It is located in a very quiet area of the village of **Arguineguín**. From here you can access different **walks in the mountains** of the valley as well as you can walk or stroll in the direction of the beach. The **beach** is only **500m away**. About **10 minutes walking** distance.

You can park in the street of the house. You can also walk to any part of the village. Arguineguín has many places of **leisure, gastronomy and commerce, as well as supermarkets, pharmacies, schools and health centre**.

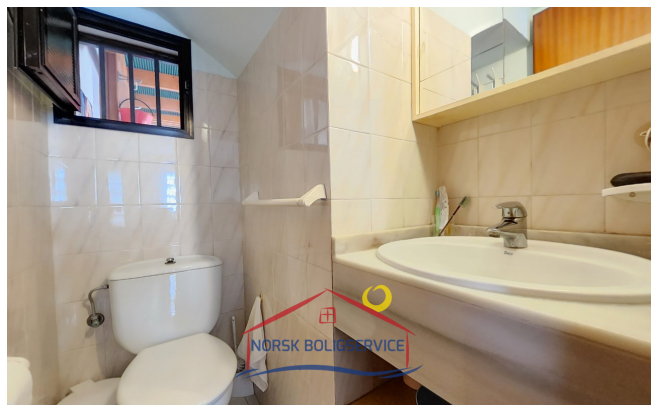
Additional information:

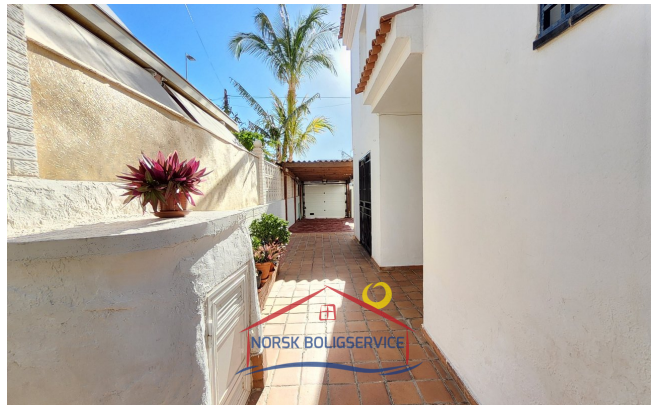
The sales price does not include taxes and sales expenses, including transfer tax (equivalent to 6.5%), fees to the land registry, notary and agency. Approximately 9-10% in total, but we will also make an estimate of the expenses related to the property you are interested in.

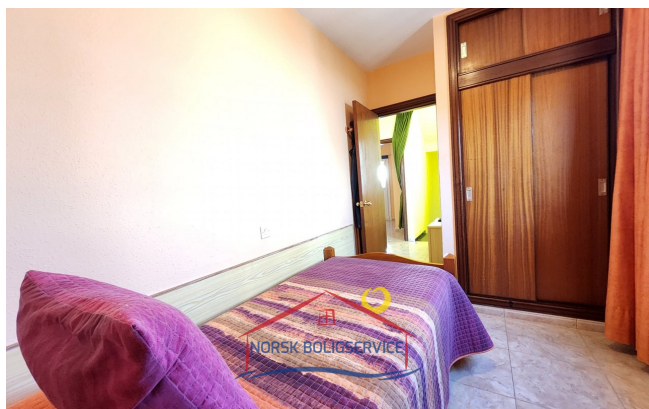
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We are members of the real estate association and our contact is

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Opening hours

Monday - Friday
10.00-16.00
Saturday 10.00 - 13.00

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