

Large House for Sale in Cercados de Araña, Gran Canaria

220 000 €

Reference no.: 3195



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Type: Leilighet

Location: Cercados de Araña

Complex: Cercado de Araña

Water & electricity: No

Brutto area: 156 m²

About the property

The Property:

This is a **large, bright house** with an **excellent location**. Situated in a fully **residential area** of Cercados de Araña, this property is ideal for those **seeking peace and quiet**.

The house has been **partially renovated** and offers generous living space. Its layout is divided into **three areas**, all fully equipped and with the possibility of being used as **independent living units**.

On the ground floor:

- Large **garage**, ideal for storage due to its size.
- **Independent apartment** with a spacious living room, including storage furniture and a sofa.
- **Cozy, traditional kitchen**.
- Bright **bedroom**.

Key property facilities

4 bedrooms

3 bathrooms

2 floors

Other facilities

- Shower
- Bath
- Garage

- **Bathroom** with shower.

On the upper floor:

- **Rooftop level** with a fully equipped apartment.
- **Large terrace**, perfect for enjoying the climate and the tranquility of the area, with views of the surrounding nature.
- **Cozy living room**.
- Bright **kitchen** with views of the terrace/rooftop, equipped with essential appliances.
- **Bedroom**.
- **Bathroom**.

The Area:

The property is located in **Cercados de Araña**, a unique natural setting in the heart of Gran Canaria, within the Nublo Rural Park. It is a quiet area surrounded by mountains, pine forests, and hiking trails—ideal for nature lovers, hikers, and those seeking disconnection in an authentic rural environment.

Nearby are important scenic landmarks such as Chira Dam, Roque Nublo, and Las Yeguas Viewpoint, offering breathtaking views of the island.

Cercados de Araña stands out for its serene and traditional atmosphere, with small Canarian houses and a protected environment that invites rest and relaxation. Although secluded, it is easily accessible by car to towns such as San Bartolomé de Tirajana or Fataga, where restaurants, shops, and basic services are available.

Its privileged location at the island's summit offers cool summers, mild winters, and clear skies perfect for stargazing.

Additional Information:

The sale price does not include taxes and purchase-related expenses, including Property Transfer Tax (equivalent to 6.5%), Land Registry fees, notary fees, and agency fees. Altogether, these costs amount to

approximately 9-10% of the purchase price. We will also provide an estimated breakdown of the expenses related to the property you are interested in.

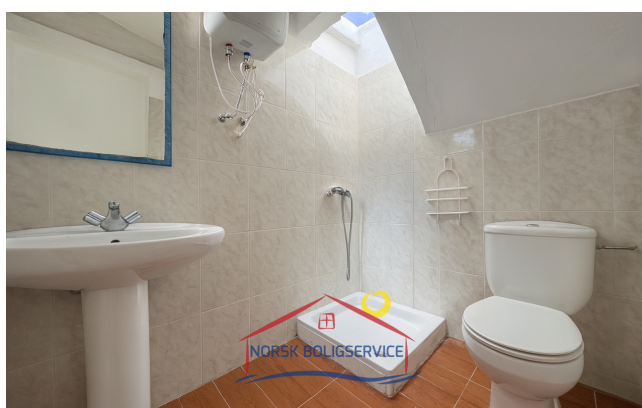
If you have any questions regarding this or other properties, please contact **NORSK BOLIGSERVICE**. We are proud to offer you personalized assistance in all aspects of property transactions. Our team speaks several languages, including English, Norwegian, Spanish, and Slovak, and will assist you personally while guiding you through every step of the real estate process in Gran Canaria.

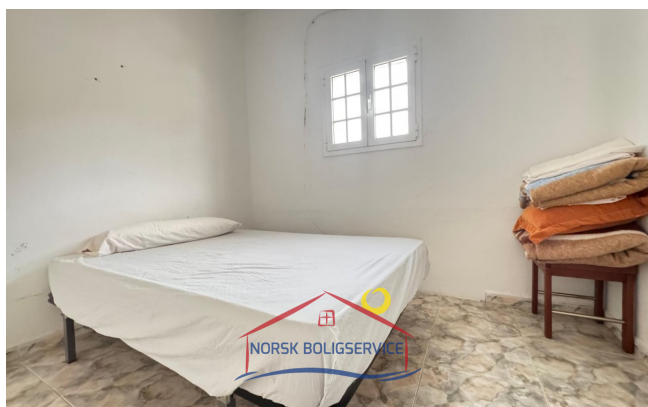
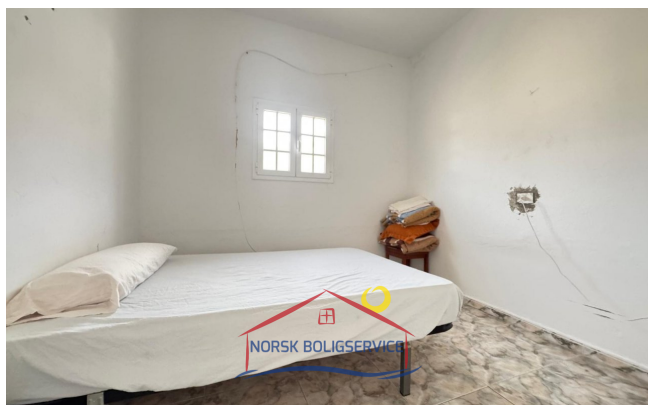
We are members of the real estate association.

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Opening hours

Monday - Friday
10.00-16.00
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