



**Villa in Meloneras**

**Price excl. costs: 2.485.000 €**

**Zone: Meloneras**

**Community fees: 0 €**

**Ref: V941S**

**Bedrooms: 5**

**Bathrooms: 3**

**M2 constructed/plot: 465/483**

**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 m<sup>2</sup> and a plot of 483 m<sup>2</sup>. Extensions, changes in layout and private pool have not been applied for to the authorities.

