



## 3 Bed House / Villa

Calle Suiza, Los Naranjeros, San Eugenio Alto, Adeje, Spain



# €830,000

Ref: AAEP1817

 3  2  1  142 sq ft

A stunning penthouse property with spectacular views to the ocean. This property is in fantastic condition and is located in a very popular area called San Eugenio Alto. It is in excellent condition and forms part of a very well maintained complex that has a large swimming pool. A small complex of just 4 properties.

# Buying in Tenerife

## Why Buy in Tenerife?

Tenerife is the largest of the Canary Isles and is probably the most popular holiday resort. It offers a wide variety of **beautiful scenery, from sunny palm tree lined beaches to the lush green pine tree forests and the lunar landscapes of the volcanic area Las Cañadas of mount Teide which is the highest mountain in Spain.**

You can literally witness all of the four seasons in one day if you decide to explore the island properly. In winter for example, you can set off early from one of the islands many sunny resorts and travel through the clouds and mist of the pine forests before coming out above the clouds to clear blue skies and play in the snow on mount Teide and then drive back down to the coast to sunbathe again.

## The Property Market

The property market is always buoyant in the Canary Isles as it caters for everyone. It offers a wide range of properties **from rural country houses to holiday apartments, luxury villas, apartment complexes and typical canarian style cottages.** There are lots of quiet Spanish villages as well as busy tourist resorts with reasonably priced properties.

**Many people buy property in Tenerife for investment** purposes due to the high rental potential, whether it be long term for residential use or short-term holiday lets. If you are buying for rental purposes, you must make sure that the agent you are buying from informs you about the up to date letting laws.

**People also buy property in Tenerife as a second home and** spend their winter months away from the cold weather in their own country. People who choose to live in Tenerife in winter months are named “swallows” by the locals who liken them to the birds that migrate for the cold winter **months.**

## About Tenerife

There are many great quality golf courses on the island with apartments and villas surrounding them. Tenerife also offers a wide range of watersports and activities including scuba diving, windsurfing, kite surfing, boat trips and jet skiing. There are a multitude of outdoor activities like tennis, padel, bowls, hiking horse riding and cycling. Or you can just chill by the pool or go to one of the many sandy **beaches.**

The Canary Isles are easily accessible and are only a short flight away from the rest of Europe. If you are travelling from England for example, the flights are only around 4

hours long, which is nothing compared to other holiday destinations which offer winter sun. There is no need to put up with long-haul flights in order to achieve this..

**Tenerife is also easily accessible by ferry and many people** choose to drive and bring their car with them. This can be a nice way to spend time visiting different places on the journey to Tenerife as long as you take your time to enjoy **the scenery.**

## Use a professional estate agent

Whether you are buying an overseas property for personal use or as an investment, you are certain to be making a very good investment providing that you follow certain guidelines that we can provide you.

The whole process of buying and selling a property in Tenerife is quite simple and safe as long as you use a professional agent to help you. Many people will have heard of the so called “nightmares” when people have bought an **overseas property and maybe lost money in the process, but it could be that these people have possibly tried to cut corners and not used a professional agent or a legal advisor.**

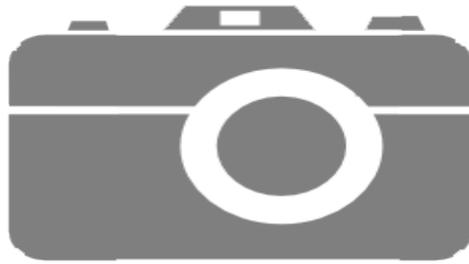
In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have met without going through the full legal process.

## Extra costs involved

**These costs can add up to about 10% of the purchase price** in total but the higher the price of the property, the percentage drops slightly due to the fixed fees involved. Stamp duty on buying a property is 6.5% which is quite a big addition to the price. Apart from this you will also have to pay the notary fees, land register fees and your legal **advisors fees. All these payments are normally made on the day of the signing of the escritura so you will need to have the funds in place.**

Make sure that you get a full breakdown of costs from your agent and legal advisor prior to completing the sale so that there are no surprises after the purchase has been made.

**You should keep all the receipts for all the costs incurred in** buying your property because these can be offset against any profit you may have when you eventually come to sell the property again in the future. This is something that your financial advisor will tell you about.



- Spacious penthouse property
- Lots of outside space
- Fully fitted kitchen
- Excellent location with views
- Secure gated complex
- Communal swimming pool
- Large barge and BBQ area
- Very well furnished

## Description

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We are pleased to offer for sale this extremely spacious, furnished three bed roomed penthouse in the quiet, exclusive area of **San Eugenio Alto**, in the sunny south of Tenerife.

San Eugenio Alto is located above Costa Adeje to one side, and over Playa de las Americas to the other and is home to many high quality villas. It is the elevated area above the TF1 motorway, and provides virtually every property in this area with the most amazing panoramic sea views, yet is only a few minutes away from the wonderful beaches, shopping malls and restaurants of Costa Adeje and to the bars and nightlife of Playa de las Americas and Los Cristianos, the major south coast resort towns. There is also easy access to Tenerife's main water theme parks, Siam Park and Aqualand and its close proximity to the TF1 motorway means that the Tenerife South airport is only twenty minutes by car.

Nestled in the hills of San Eugenio, this lovely home forms part of the exclusive Los Naranjos complex with just four individual properties and a shared pool. This superb luxury penthouse boasts a large living area of 142m<sup>2</sup> all on one level with stunning views to the Ocean and coastline. Consisting of a bright lounge with two sets of patio doors leading to one of the many terraces, the kitchen is semi open, fully fitted and enjoys a wonderful outlook and independent utility room. A sizable master bedroom benefits from a dressing area with fitted wardrobes, en suite shower room and terrace access. Two further bedrooms, one of which is currently utilised as a dining room, have use of the family bathroom and also enjoy access to the sunny terraces.

Externally the huge 246m<sup>2</sup> of terraces and garden surround the property offering many different areas to revel in the sunny Tenerife climate. The raised Jacuzzi is covered with retractable sun blinds and features a BBQ & dining area and from here you can gaze down onto a cascade of swimming pools and the neighbouring island of La Gomera or enjoy the hidden tropical garden.

In conclusion, this unique property has many special features including private parking in the communal garage with lift access, marble floors throughout and air conditioning. A fantastic property for clients who do not want to the maintenance of a detached property but want the feeling of privacy and space, this has all the features of a villa, all the benefits of an apartment and therefore the best of both worlds. Ideally situated in a dream location, which allows peace and quiet at only a short distance from all the amenities of the resorts of south Tenerife.

## Property Details

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- **Property Type:** House / Villa
- **Location:** Calle Suiza, Los Naranjeros, San Eugenio Alto, Adeje, Spain 38660
- **Internal Area:** 142 sq ft
- **Sale Price:** €830,000
- **Tax:** 1,200€ IBI
- **Condo Fee:** €316
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

## Attributes

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- **Reception Rooms:** Yes
- **Outside Space:** 246 meters terrace
- **Internal Area:** 142 sq ft
- **Floors:** Built over one floor
- **Condition:** Excellent condition
- **Parking:** Private garage space
- **Entrance Floor:** Ground floor access
- **Accessibility:** Easy access
- **Tax:** 1,200€ IBI
- **Condo Fee:** €316

## Property Features

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- Spacious penthouse property
- Lots of outside space
- Fully fitted kitchen
- Excellent location with views
- Secure gated complex
- Communal swimming pool
- Large barge and BBQ area
- Very well furnished
- Stunning views to the sea
- Plenty of wardrobe space

Astliz estate agents is a family run business which have been based in Tenerife since 1984. We have many years of experience and offer a wide range of services to help both buyer's and seller's. Our aim is to take care of you throughout the whole process and make your buying or selling experience an enjoyable one.

**Please feel free to contact us regarding the information here and any other property related matters.**



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