



2 Bed Apartment

Avenida El Palm-Mar, Estrella Del Sur, Palm-Mar, Arona, Spain



€425,000

Ref: AAEP1836

 2  2  1  93 sq m

Estrella del Sur is a small gated complex of two storey houses, attractively built and well maintained, with a communal swimming pool in the central courtyard style terrace. This is a spacious property in a great location and close to many amenities. It is stylishly furnished and the complex is very well maintained.

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.**

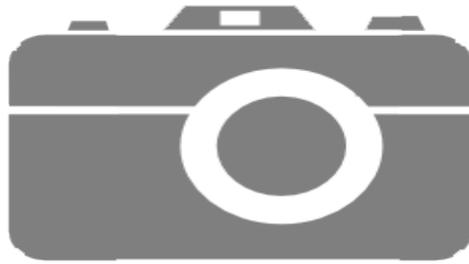
In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have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



- Modern style apartment
- Luxury fittings throughout
- Sold fully furnished
- Communal swimming pool
- Fantastic location
- Close to many amenities
- Various terraces
- Well maintained community

Description

We are pleased to offer for sale this very attractive two bedroom townhouse, set on the small complex of **Estrella del Sur** located close to the sea in the idyllic town of **Palm Mar**.

Palm Mar is a small resort town only a short distance from Los Cristianos, but due its separation, it has a very different feel than the busier more bustling major resorts of the south of Tenerife. This is a sophisticated, independent location with a great selection of shops and quality bars and restaurants all with a relaxed yet cosmopolitan atmosphere. This resort is located on a very sunny area of the southern coast just a short drive to the more traditional fishing village of Las Galletas and less than a ten minute drive to the main resorts of Los Cristianos, Playa de las Americas and Costa Adeje. This attractive area enjoys a natural coastline and a nature reserve popular with walkers and cyclists as well.

Estrella del Sur is a small gated complex of two storey houses, attractively built and well maintained, with a communal swimming pool in the central courtyard style terrace.

This bright and stylish property features at ground level a good size comfortable living room with dining area, a fully fitted and equipped independent kitchen, a convenient guest toilet and a small rear terrace with storage, which leads out to the communal area, giving easy access to the swimming pool and separate children's pool. On the upper floor you can find two double bedrooms, both with en-suite bathrooms and each with its own private terrace. The larger of the two bedrooms is a lovely bright space whilst it's corresponding bathroom features a corner bath and its pleasant terrace is a nice spot for an evening cocktail and to enjoy the lovely year-round Tenerife weather.

Externally, this property enjoys a beautiful outside area at the entrance to the house, with a covered and lower terrace/garden area with easily maintained artificial grass installed. Part of this terrace could be easily used as a private parking area as a car access gate is already in place, although there is ample street parking found outside the house.

This beautiful house is immaculately presented throughout and is being sold including the attractive furnishings and with air conditioning installed in both bedrooms for year-round comfort. It would make a wonderful place to live or indeed to use as a quality holiday home in a quiet relaxed area and as such, we highly recommend early viewing of this desirable. Please contact us for more information

Property Details

- **Property Type:** Apartment
- **Location:** Avenida El Palm-Mar, Estrella Del Sur, Palm-Mar, Arona, Spain 38632
- **Internal Area:** 93 sq m
- **Sale Price:** €425,000
- **Tax:** 360€ IBI
- **Condo Fee:** €45
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 60 meter terrace
- **Internal Area:** 93 sq m
- **Floors:** Built over two floors
- **Condition:** Excellent condition
- **Parking:** Private garage space
- **Year Built:** 2008
- **Accessibility:** Easy access
- **Tax:** 360€ IBI
- **Condo Fee:** €45

Property Features

- Modern style apartment
- Luxury fittings throughout
- Sold fully furnished
- Communal swimming pool
- Fantastic location
- Close to many amenities
- Various terraces
- Well maintained community
- Tastefully decorated
- Spacious property

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.



info@astliz.com
(+34) 922 867000

Avenida Quinto Centenario 48,
Puerto de Santiago - 38683,
Santiago del Teide,
S/C de Tenerife



www.astliz.com