



## 2 Bed Apartment

Avd Galicia, Porta Nova, Torviscas Alto, Costa Adeje, Spain



# €345,000

Ref: AAEP1845

 2  1  1  53 sq m

A spacious ground floor apartment in this popular complex called Porta Nova in the much sought after Torviscos Alto area. There are many amenities in the area and it is close to schools and supermarkets as well as the TF-1 motorway. The community is a gated one and very well maintained. Viewing is highly recommended

# 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.**

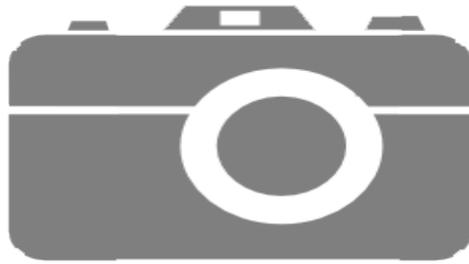
In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have 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 2 bed apartment
- Community swimming pool
- Gated community
- Fitted wardrobes
- Various terraces
- Close to many amenities
- Sold fully furnished
- Close to the TF-1 motorway

## Description

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We are pleased to offer for sale this lovely, spacious ground floor apartment on the popular Porta Nova complex in Torviscas Alto, in the south of Tenerife.

Torviscas Alto is ideally located for those who want to be close to, but not in the middle of the busy tourist areas and still be within easy reach of all the main resorts and coastal areas. This property is located just on the higher side of the motorway from the main coastal resorts yet is still in a low-lying area so reaching it on foot is not a problem. Locally, there are a number of bars and restaurants, a supermarket and the renowned Aqua Club Termal with its expansive spa and sport facilities is nearby as is the X-Sur shopping mall with its great selection of shops and restaurants and a multiscreen cinema.

Porta Nova is a very popular, friendly and well-maintained two storey complex which is gated and secure and has a peaceful communal pool and sunbathing area. Being located close to the motorway means that access to the rest of Costa Adeje and indeed all other areas of the island is very easy.

This is a lovely property which internally features an attractive lounge with dining area, a large fitted and fully equipped kitchen and a full family bathroom. There are two double bedrooms, the master with fitted wardrobes, ceiling fan, and direct access to the rear terrace. The second bedroom is presently set up as a twin room and enjoys plenty of natural light from a large window. Both bedrooms have shutters installed for added privacy and security.

Externally this apartment boasts great outside space, with large terraces both front and back measuring around 70m<sup>2</sup> in total. The front terrace enjoys mountain views and morning sunshine and is the perfect place to enjoy your morning coffee. The split level rear terrace offers afternoon and evening sunshine and is fitted with a convenient sun awning on the upper area making this a great al fresco dining area, whilst the lower area is open and uncovered, ideal for enjoying

the wonderful Tenerife sunshine. In addition, there is an allocated parking space in the communal garage as well as a useful storage room.

This is a very attractively priced, fully furnished and substantial property on a really nice, well run and secure complex, and its great external areas both to the front and rear of the property make it perfect for the Tenerife outdoor lifestyle. In a great location and in nice condition this would make a great year round residence or holiday property for those who enjoy a quieter vacation.

## Property Details

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- **Property Type:** Apartment
- **Location:** Avd Galicia, Porta Nova, Torviscas Alto, Costa Adeje, Spain 38640
- **Internal Area:** 53 sq m
- **Sale Price:** €345,000
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **EPC:** Pending

## Attributes

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- **Reception Rooms:** Yes
- **Outside Space:** 70 meter terrace
- **Internal Area:** 53 sq m
- **Floors:** Built over one floor
- **Condition:** Very good condition
- **Parking:** Single parking space
- **Year Built:** 2002
- **Accessibility:** Easy access

## Property Features

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- Spacious 2 bed apartment
- Community swimming pool
- Gated community
- Fitted wardrobes
- Various terraces
- Close to many amenities
- Sold fully furnished
- Close to the TF-1 motorway
- Well maintained community
- Close to a few schools

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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