



4 Bed House / Villa

Calle Galicia, Roque del Conde, Playa de las Americas, Torviscas Alto, Adeje, Spain



€1,250,000

Ref: AAEP1706

 4  5  3  275 sq m  600 sq m

A beautiful spacious and private villa in a residential area of Torviscas Alto and has amazing views. It has lots of outside space with lush gardens, a private swimming pool and plenty of bathing area. It is sold unfurnished which is an added bonus, given that you can furnish it to your own taste. A very nice villa.

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.



- Luxury Private Villa
- Large 600 meter plot of land
- Amazing views to the coastline
- Sold completely unfurnished

- A very spacious property
- Private swimming pool
- A quiet residential area
- Lots of outside space

Description

We are pleased to offer for sale this spacious, luxury detached villa in the elite area of **Torviscas Alto near Roque del Conde**. This is a very select area and the views from this beautiful villa are stunning. The property has a lovely rustic decorative style which makes it very classy and unique.

This villa has four good size bedrooms, three bathrooms and two toilets. It sits on a large plot of land of just over 600 square meters and has a build size of 275 square meters. It has a very nice rustic design and has plenty of outside space including a large private swimming pool and lots of sunbathing area.

The villa is actually built over four floors, with the main entrance being at road level. There are a few stairs leading down to the main living area where there is a huge lounge and dining room that has access to the spacious terrace and garden areas. The kitchen is nice and spacious, and is fully fitted to a high standard. From the plentiful terraces, there are panoramic views to the coastline as well as views to the mountains.

On the lower level there is a room that was converted to a bar which can easily be changed to another bedroom or an

office. There are also store rooms and a wc on this level.

On the first floor, you will find two spacious bedrooms and a bathroom and on the upper level there is the master bedroom, a dressing area and plenty of fitted wardrobes. There is also an en-suite bathroom as well as a sunny terrace.

Up yet another level, you will find the fourth bedroom which has an en-suite bathroom and there is also access to the large rooftop terrace where the views are quite spectacular.

There is a good size private garage that has easy access from the main road. This property boasts lots of outside space and garden areas which gives it a special touch.

The villa is sold unfurnished and the photos show some previous and current images in order to give you a feel for how it was furnished by the current owners. This is a very large property with huge potential, so if you are looking for a large, luxury villa with a private pool, lots of outside space as well as amazing views, then contact us now to arrange a viewing. You will not be disappointed.

Measurements:

Lower level:

- Bar – 5.09m x 3.33m = 17.01m
- Store room – 0.78m x 3.24m = 2.55m
- WC – 1.76m x 1.39m = 2.45m
- Store room – 2.97m x 1.54m = 4.60m

First floor:

- Living room – 6.38m x 5.46m = 34.83m
- Kitchen – 6.41m x 3.53m = 22.69m
- Dining room – 4.69m x 4.78m = 22.48m

- Wash room – 4.68m x 1.85m = 8.70m

Second floor:

- Bedroom – 3.81m x 2.93m = 11.18m
- Bathroom – 1.67m x 3.09m = 5.18m
- Bedroom – 3.78m x 2.93m = 11.08m

Third floor:

- Bedroom – 4.86m x 4.08m = 19.88m
- En-suite – 3.04m x 1.69m = 5.16m

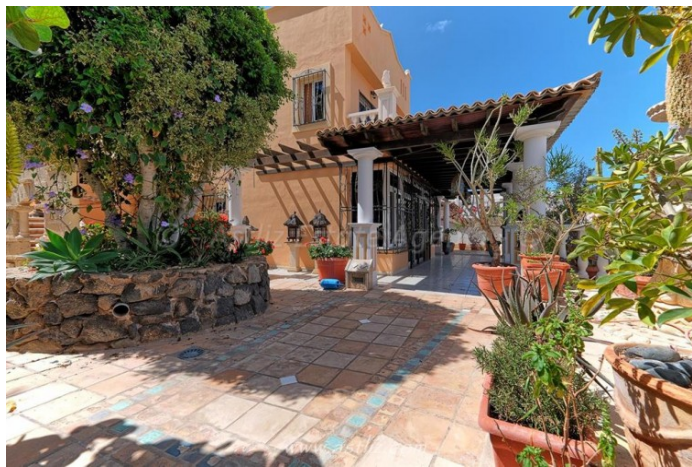
Top floor:

- Roof terrace – 7.43m x 5.56m = 41.40m
- Bedroom – 4.30m x 3.65m = 15.72m
- En-suite – 3.01m x 2.26m = 6.82m

- Garage – 4.35m x 5.89m = 25.66m

Photo Gallery











Property Details

- **Property Type:** House / Villa
- **Location:** Calle Galicia, Roque del Conde, Playa de las Americas, Torviscas Alto, Adeje, Spain 38679
- **Internal Area:** 275 sq m
- **Land Area:** 600 sq m
- **Sale Price:** €1,250,000
- **Tax:** 700€ IBI
- **Bedrooms:** 4
- **Bathrooms:** 5
- **Reception Rooms:** 3
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 600 meter plot
- **Internal Area:** 275 sq m
- **Land Area:** 600 sq m
- **Floors:** Built over four floors
- **Condition:** Very good condition
- **Heating:** No
- **Parking:** Large private garage
- **Year Built:** 2000
- **Entrance Floor:** Road level access
- **Accessibility:** Easy access with a few stairs
- **Tax:** 700€ IBI

Property Features

- Luxury Private Villa
- Large 600 meter plot of land
- Amazing views to the coastline
- Sold completely unfurnished
- A very spacious property
- Private swimming pool
- A quiet residential area
- Lots of outside space
- Close to many amenities
- It has a rustic decor to it

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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