



## 2 Bed Apartment

Avenida Jose Gonzalez Fortes, Village Centre, Los Gigantes, Santiago Del Teide, Spain



# €260,000

Ref: AAEP1732

 2  2  1  75 sq m

This is a spacious apartment which is conveniently located in the village centre of the popular touristic resort of Los Gigantes. Its ideal location means that you have everything within easy walking distance, including many shops, bars, restaurants, banks and even the harbour and beach. 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.



- Village centre location
- Very spacious terrace
- Walking distance to everything
- Close to shops and the beach
- Sold furnished as seen
- All day sunshine on terrace
- Very spacious lounge area
- Lots of outside space

## Description

We are delighted to have for sale this lovely 2 bed apartment situated in the center of Los Gigantes, where you will be able to take advantage of your everyday amenities and great weather.

As we walk up the entrance you will see the very spacious terrace over with partial views of the famous Los Gigantes cliffs. It is partially covered where you can enjoy the sun and make the most of the beautiful weather Tenerife has to offer.

Now entering the apartment, we come across the large living room and kitchen area. Lots of space for chilling around the living room and to enjoy watching some TV or just listen to some music, you could also add a lovely kitchen dinner table for those chilly days rather than dinning outside in the terrace.

The kitchen is fully equipped with an open style which overlooks the living room and also has lots of natural light coming in from the terrace.

As we pass through the living room and kitchen, you will see the first shower room, then we will we go to the master bedroom which is also a on suit with your shower room. The master bedroom is spacious and has plenty of clear light.

You have a small walk-in wardrobe.

Lastly, we have the second bedroom which also comes with a small walking wardrobe, lots of clear light from the sidewalk of the property.

Over all this property is great investment for a small family who are looking to grow and enjoy the nice weather and activities Los Gigantes has to offer.

**Measurements:**

Bedroom with walk in wardrobe -  $5.83\text{m} \times 2.90\text{m} = 16.95\text{m}$

Bedroom -  $5.71\text{m} \times 2.38\text{m} = 13.62\text{m}$

On Suit Shower Room -  $1.19\text{m} \times 2.25 = 2.68$

Shower Room -  $2.23\text{m} \times 2.18 \times 4.88\text{m}$

Living room / itchen -  $5.37\text{m} \times 6.37\text{m} = 34.25$

Terrace -  $10.21\text{m} \times 6.23 = 63.69\text{m}$

Photo Gallery











# Property Details

- **Property Type:** Apartment
- **Location:** Avenida Jose Gonzalez Fortes, Village Centre, Los Gigantes, Santiago Del Teide, Spain 38683
- **Internal Area:** 75 sq m
- **Sale Price:** €260,000
- **Tax:** 262€ IBI
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

# Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 60 meters of terraces
- **Internal Area:** 75 sq m
- **Floors:** Built over one floor
- **Condition:** Very good condition
- **Parking:** On street parking
- **Year Built:** 1975
- **Entrance Floor:** Ground floor access
- **Accessibility:** Easy access with a few stairs
- **Tax:** 262€ IBI

# Property Features

- Village centre location
- Very spacious terrace
- Walking distance to everything
- Close to shops and the beach
- Sold furnished as seen
- All day sunshine on terrace
- Very spacious lounge area
- Lots of outside space
- Excellent location
- A much sought after area

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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