

2 Bed House / Villa

Pasaje Austria, San Eugenio Alto, Costa Adeje, Spain

€775,000

Ref: AAEP1834

2 1 1 100 sq m

A very spacious property in a fantastic area, being located in the popular area called San Eugenio Alto in Costa de Adeje. It is just a short distance from the famous Siam Mall and Siam Park and has easy access t the TF-1 motorway. There is lots of outside space and it has a private swimming pool. A good investment.

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 pr operty 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 apartment with pool
- Lots of outside space
- Private swimming pool
- Includes 2 studio apartments
- Two large bedrooms
- Sold furnished as seen
- Locatged near to Siam Park
- Close to shops and amenities

Description

This is a very spacious property in a fantastic area, being located in the popular area called **San Eugenio Alto in Costa de Adeje**. It is just a short distance from the famous Siam Mall and Siam Park and has easy access t the TF-1 motorway.

The property has lots of outside space and a private swimming pool with lots of sunbathing area. There is a large terrace to the front of the property which is ideal to sit and chill or entertain friends and family.

As you enter the property, there is a very spacious lounge and dining area. There are two good size bedrooms with plenty of wardrobe space, a fully fitted kitchen and a large bathroom which has a large walk-in shower.

Upstairs there is a large roof terrace and there are also two separate studio apartments which are easily rented out and create a steady income.

The location is great, being just a short distance to everything you would need but set back enough to be nice and quiet. The main tourist resorts of Playa de las Americas and Los Cristianos are just a short distance away where you will fin many activities and lovely beaches as well as plenty of bars, restaurants and shops.

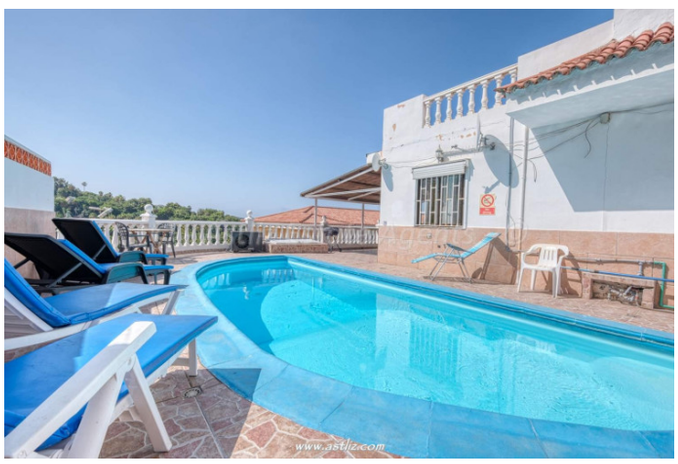
Measurements:

Lounge – 3.65m x 4.37m = 16.01m
Dining area – 6.71m x 3.68m = 24.74m
Bedroom – 3,23m x 4.59m = 14.83m
Bedroom – 3.05m x 4.30m = 13.14m
Bathroom – 4.02m x 1.55m = 6.25m
Kitchen (first section) – 5,34m x 1.93m = 10.38m
Kitchen – (second section) – 1.14m x 2.88m = 3.28m

Photo Gallery

















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Property Details

- **Property Type:** House / Villa
- **Location:** Pasaje Austria, San Eugenio Alto, Costa Adeje, Spain 38660
- **Internal Area:** 100 sq m
- **Sale Price:** €775,000
- **Tax:** 360€ IBI
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 100 sq m
- **Floors:** Built over two floors
- **Condition:** Good condition
- **Heating:** No
- **Parking:** On street parking
- **Entrance Floor:** First floor entrance
- **Accessibility:** Access via stairs with no lift
- **Tax:** 360€ IBI

Property Features

- Spacious apartment with pool
- Lots of outside space
- Private swimming pool
- Includes 2 studio apartments
- Two large bedrooms
- Sold furnished as seen
- Locatged near to Siam Park
- Close to shops and amenities
- BBQ area for entertaining
- A short distance to the beach



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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