



## 4 Bed House / Villa

Calle Lajas de Chapin, Puerto De Santiago, Santiago Del Teide, Spain



# €959,000

Ref: AAEP1842

 4  3  1  329 sq m  400 sq m

A very spacious family home in the quiet and peaceful area of Puerto de Santiago and just a short distance to the coast. This property is built to a very high standard, is tastefully furnished and it is in a great location being close to many amenities including supermarkets and shops. It boasts lots of outside space.

# 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.**

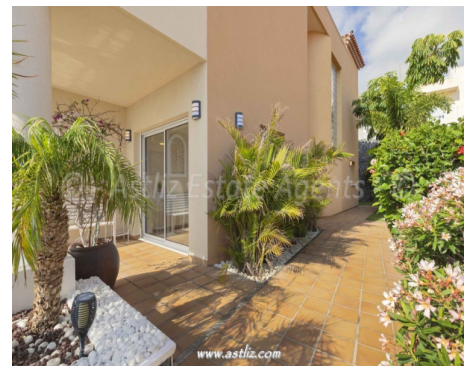
In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have 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 villa with private pool
- Private double garage
- Built over three floors
- Lovely spacious property
- Close to shops and restaurants
- Plenty of outside garden area
- Refurbished and well equipped
- Fully fitted wardrobes

## Description

Discover this stunning 4-bedroom, 3-bathroom villa in the heart of **Puerto de Santiago**. Designed for relaxation and effortless indoor-outdoor living, the house boasts spacious interiors, elegant modern finishes, and a thoughtful layout perfect for both entertaining and peaceful retreats.

Step inside to find a spacious open-plan living area with large windows that flood the space with natural light and offering views of the pool and private garden. The fully equipped kitchen features sleek cabinetry, premium appliances, and ample counter space for home cooking. Each of the three bedrooms offers double beds, generous storage, and serene decor. The master bedroom has en-suite bathroom and direct access to the corner terrace with views of the sea and La Gomera. The fourth bedroom, located in the converted basement is currently used as an office. Three full bathrooms are tastefully updated with high-end fixtures and walk-in showers.

One of the villa's most exclusive features is its private cinema room complete with surround sound and cozy seating, perfect for family nights or private screenings in total comfort.

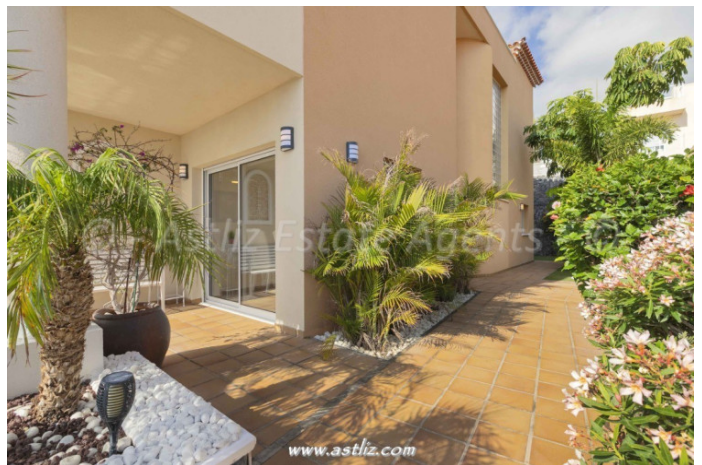
Outdoors, the villa truly shines. The beautifully landscaped gardens feature a private sauna tucked just off the expansive

BBQ area, which is a chef's dream—complete with a traditional grill, double pizza oven, and flat iron grill for unforgettable outdoor feasts. In front of the property there is a private heated swimming pool with a sunbathing area and a spacious upper-floor terrace—conveniently accessible from the main living space.

The basement level was converted into living space. There is also a large garage for two cars and a utility room. Located a short walk down to beaches of Playa Los Gigantes or Playa de La Arena, cafes, and local shops. With its VV license, the property meets all official standards for holiday accommodation in the Canary Islands making it a perfect investment.

Whether you are looking for your dream home, holiday home or an investment, this villa blends luxury, location and comfort in one package so don't miss this opportunity - contact us to arrange a viewing.

# Photo Gallery









## Property Details

---

- **Property Type:** House / Villa
- **Location:** Calle Lajas de Chapin, Puerto De Santiago, Santiago Del Teide, Spain 38683
- **Internal Area:** 329 sq m
- **Land Area:** 400 sq m
- **Sale Price:** €959,000
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Reception Rooms:** 1
- **EPC:** Pending

## Attributes

---

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 329 sq m
- **Land Area:** 400 sq m
- **Floors:** Built over three floors
- **Condition:** Excellent condition
- **Parking:** Private garage
- **Year Built:** 2008
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access

## Property Features

---

- Luxury villa with private pool
- Private double garage
- Built over three floors
- Lovely spacious property
- Close to shops and restaurants
- Plenty of outside garden area
- Refurbished and well equipped
- Fully fitted wardrobes
- A short distance to the coast
- Private gardens and sea views

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**