



## 2 Bed Apartment

Avd San Francisco, Castle Harbour, Los Cristianos, Arona, Spain



# €325,000

Ref: AAEP1844

 2  2  1  50 sq m

A two bedroom apartment located in the popular tourist complex called Castley Harbour in Los Cristianos. It is tastefully furnished and is an ideal holiday apartment in this lovely complex which boasts lots of communal garden areas and communal swimming pool. The location is perfect being just a short walk to amenities

# 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.





- Apartment in a great location
- Much sought after complex
- Close to the beach and shops
- Tastefully furnished
- Communal swimming pool
- Plenty of wardrobe space
- Spacious communal gardens
- 24 hour reception

## Description

We are pleased to offer for sale this beautifully presented two bedroom apartment in the popular Castle Harbour complex in Los Cristianos, south Tenerife.

Los Cristianos, once a sleepy fishing port, was the original tourist destination in southern Tenerife. It has grown over the years into a thriving and cosmopolitan town popular with residents, tourists and second home owners alike. It offers every local amenity you could wish for; bars, restaurants, shops, supermarkets and much more are all on your doorstep and the lovely beaches are only a short downhill stroll away. Los Cristianos is a busy port and is the perfect base to island hop by fast ferry to one of the neighbouring, smaller Canary Islands. The transport links from here could not be better with the motorway access just a two minute drive away and the public bus service operating in all directions from the nearby bus station, plus the Tenerife South airport can be reached in twenty minutes by car.

The complex of Castle Harbour is a well established and popular holiday location and boasts a wonderful, large heated swimming pool with organised activities, lifeguard and extensive sun terraces, surrounded by tropical plants and swaying palm trees. There is also a pool bar, restaurant, a reception, tennis court, parking, onsite security and for owners

/ investors the complex has a touristic letting licence meaning the apartments can be rented by the owner to holidaymakers via the convenient onsite office. There is an abundance of bars, restaurants and shops on the doorstep and the complex is within walking distance of the nearest beach.

This apartment is located on the ground floor of the complex, with easy access from the street making it perfect for those with mobility limitations. The terrace of this apartment has been integrated into the living area, offering an additional space which is currently being used as a dining room and extra seating area. The property has also a fully fitted open plan kitchen, comfortable living room, principal bedroom with ensuite shower room, a second double bedroom and full family bathroom also with shower. There is an abundance of handy storage space in the apartment and security grills for extra peace of mind when not in use. The community swimming pool is located only a few steps away from the apartment so could not be more convenient.

This property is sold furnished and will undoubtedly appeal to a wide range of potential purchasers. It would make a perfect year-round residence, but would also be a great holiday home, rental investment or a combination of both, in one of Tenerife's best known and loved resorts. Please contact us for further information and to book an early viewing.



Photo Gallery











# Property Details

- **Property Type:** Apartment
- **Location:** Avd San Francisco, Castle Harbour, Los Cristianos, Arona, Spain 38650
- **Internal Area:** 50 sq m
- **Sale Price:** €325,000
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

# Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 18 meter terrace
- **Internal Area:** 50 sq m
- **Floors:** Built over one floor
- **Condition:** Good condition
- **Parking:** On street parking
- **Year Built:** 1990
- **Accessibility:** Easy access

# Property Features

- Apartment in a great location
- Much sought after complex
- Close to the beach and shops
- Tastefully furnished
- Communal swimming pool
- Plenty of wardrobe space
- Spacious communal gardens
- 24 hour reception
- Well maintained community
- Lifts to all floors



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**