

3 Bed Commercial Unit

Avenida Emigrante, Edf Santa Marta, Playa San Juan, Playa San Juan, Guia De Isora, Spain

€377,000

Ref: AAEP1856

3 2 1 122 sq m

This is a commercial property in the heart of Playa San Juan that is currently being used as residential accomodation. It is built over two levels and has lots of space and tremendous potential to become a front line business with room to put many tables and chairs outside just like the other surrounding business.

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.









- Commercial unit in great area
- Front line to the ocean
- Built over two stories
- Lots of outside terrace space
- Located in a busy area
- Economic property to run
- Currently being used as a home
- Has lots of potential

Description

This is a unique opportunity to acquire a business property in the heart of **Playa San Juan** that commands uninterrupted views of the sea.

It is built over two levels and is currently being used as an apartment even though it is a commercial property.

The upper level which is also street level is about 40 square meters in size and has been converted into a lovely living area with its own kitchen and lounge. It has access direct from the street.

To access the lower level, there is a large spiral staircase and downstairs there are three large rooms that are currently being used as bedrooms and living areas. There are two toilets as well. The lower level is about 83 square meters in size so is very spacious.

The property has many options, and could be easily converted into a good business upstairs with lots of living area down below. There is plenty of outside space to put tables and chairs like the other surrounding businesses.

It is an economic property to run, with the community fees being very low.

Measurements:

Street level:

Living area - 4.66m x 8.54m = 39.82m

Lower level:

Room 1 - 3.92m x 6.06m = 23.77m

Room 2 - 5.43m x 5.59m = 30.40m

Room 3 - 9.50m x 5.23m = 49.76m

Hallway / washroom - 7.75m x 2.71m = 21.07m

Photo Gallery


















www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


© - Astliz Estate Agents - ©
www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


www.astliz.com


© - Astliz Estate Agents - ©
www.astliz.com


© - Astliz Estate Agents - ©
www.astliz.com


© - Astliz Estate Agents - ©
Bodeguita
Tapas Bar
www.astliz.com

Property Details

- **Property Type:** Commercial Unit
- **Location:** Avenida Emigrante, Edf Santa Marta, Playa San Juan, Playa San Juan, Guia De Isora, Spain 38687
- **Internal Area:** 122 sq m
- **Sale Price:** €377,000
- **Condo Fee:** €24
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 122 sq m
- **Floors:** Built over two floors
- **Condition:** Very good condition
- **Heating:** No
- **Parking:** On street parking
- **Year Built:** 1985
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access
- **Condo Fee:** €24

Property Features

- Commercial unit in great area
- Front line to the ocean
- Built over two stories
- Lots of outside terrace space
- Located in a busy area
- Economic property to run
- Currently being used as a home
- Has lots of potential
- Lots of passing trade
- Room to put tables and chairs



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.

Astliz Estate Agents

info@astliz.com
(+34) 922 867000

Avenida Quinto Centenario 48,
Puerto de Santiago - 38683,
Santiago del Teide,
S/C de Tenerife

www.astliz.com