

3 Bed Apartment

Avda Juan carlos 1, Jardines Del Sur, Los Cristianos, Arona, Spain

€470,000

Ref: AAEP1857

3 2 1 90 sq m

A large three bedroom apartment in a residential complex called Jardines del Sur in Los Cristianos and is very close to the sea front and many amenities. It is in need of refurbishment and is a spacious family property with optional 2 x garages and store rooms. It is spacious in side and is sold unfurnished as seen.

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.









- Large residential property
- Centrally located
- Close to the beach and shops
- Large communal pool
- Two garage spaces - Optional
- Two store rooms
- Sold unfurnished
- In need of refurbishing

Description

If you are looking for a large family apartment located in a central location and within walking distance to everything you will need, this might be the property you are looking for. It is located in the popular residential complex called **Jardines del Sur in Los Cristianos** and is within easy walking distance to the sea front and many amenities.

It is on the seventh floor and has easy access with lifts to all floors. It is a very spacious property with lovely views to the ocean. It consists of three bedrooms, a bathroom and a WC, a fully fitted kitchen and washroom, a large lounge and spacious terrace with sea views. It has two garage spaces and store rooms *which are not* included in the price which is very convenient. The buyer can discuss these added options

The complex is in a great location and has a large communal swimming pool and garden areas.

The apartment is in need of refurbishment and is sold unfurnished.

Measurements:

Living room – 5.39m x 4.67m = 25.23m

Kitchen – 3.51m x 2.10m = 7.37m

Washroom – 1.88m x 1.74m = 3.28m

Bedroom – 4.07m x 2.69m = 10.96m

Bathroom – 1.77m x 2.11m = 3.77

Bedroom – 4.00m x 3.83m = 15.36m

WC – 1.36m x 1.13m = 1.55m

Bedroom – 3.05m x 2.36m = 7.22m

Terrace – 8.51m x 2.20m = 18.73m

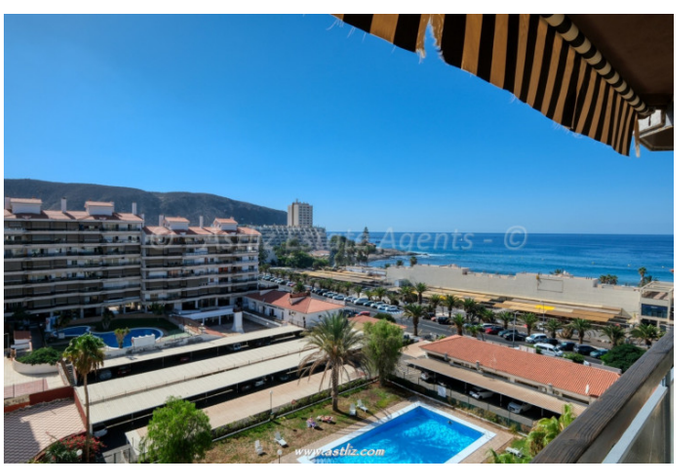
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Property Details

- **Property Type:** Apartment
- **Location:** Avda Juan carlos 1, Jardines Del Sur, Los Cristianos, Arona, Spain 38650
- **Internal Area:** 90 sq m
- **Sale Price:** €470,000
- **Condo Fee:** €80
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Large terrace
- **Internal Area:** 90 sq m
- **Floors:** Built over one floor
- **Condition:** Needs refurbishing
- **Parking:** 2 garage spaces - Optional
- **Year Built:** 1990
- **Entrance Floor:** Seventh floor
- **Accessibility:** Easy with lifts to all floors
- **Condo Fee:** €80

Property Features

- Large residential property
- Centrally located
- Close to the beach and shops
- Large communal pool
- Two garage spaces - Optional
- Two store rooms
- Sold unfurnished
- In need of refurbishing
- Walking distance to the beach
- Well maintained community



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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