

2 Bed Apartment

Calle Herrador, Edf Puerto Mar, Puerto de Santiago, Santiago del Teide, Spain

€235,000

Ref: AAEP1864

2 1 1 53,53 sqm sq m

Bright top-floor 2-bed apartment in central Puerto de Santiago with a spacious layout and large terrace boasting sea views. Features an open kitchen, sunny rooms, a private main bedroom, and a lift in the building. Close to all amenities an ideal first home or family starter property.

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.









- Top floor apartment
- Spacious sunny terrace
- Village centre location
- Large bed room space
- Close to everyday amenities
- Lift access to all floors
- Quiet residential location
- Economic property to run

Description

Discover This Charming Top-Floor Apartment in the Heart of Puerto de Santiago

Located in the vibrant center of **Puerto de Santiago,** this delightful top-floor apartment offers a fantastic opportunity for first-time buyers or a young family ready to begin their next adventure as homeowners.

This well-presented 2-bedroom property boasts a spacious layout and an impressive large terrace perfect for enjoying the year-round island sunshine.

Step inside and you'll find a bright living room that flows seamlessly into an American-style open kitchen, creating a comfortable and inviting space for relaxing or entertaining. From here, large sliding doors lead you onto the generous terrace, where you can unwind, dine outdoors, and take in beautiful sea views and breathtaking sunsets.

The first bedroom enjoys direct access to the terrace, filling the room with natural light and a refreshing sea breeze. It also benefits from ample wardrobe space, making it practical as well as peaceful.

Conveniently located next to this bedroom is a surprisingly spacious bathroom, offering plenty of room to move comfortably an uncommon and welcome feature in many apartments.

Towards the back of the property, you'll find the main bedroom, offering complete privacy with no neighboring units behind it. It's the perfect retreat for quiet, restful nights.

The complex itself is well-maintained and features a lift, making daily life easier—whether you're bringing up shopping bags or coming home with little ones. All essential amenities are just steps away, making this location ideal for modern, convenient living.

This charming property truly is a hidden gem a wonderful blend of comfort, location, and outdoor space.

Do not miss the chance to view it your new home could be waiting here!

Measurements

Kitchen: 2,02m x 2,29m = 4,63m
Lounge: 4,16m x 2,99m = 12,45m
Bedroom: 3,19m x 4,34m = 13,86m
Master Bedroom: 3,18m x 3,66m = 11,67m
Bathroom: 3,01m x 2,36m = 7,12m
Terrace: 2,77m x 6,37m = 17,69m
Hallway: 3,46m x 1,09m = 3,80m

Photo Gallery



























Property Details

- **Property Type:** Apartment
- **Location:** Calle Herrador, Edf Puerto Mar, Puerto de Santiago, Santiago del Teide, Spain 38683
- **Internal Area:** 53,53 sqm sq m
- **Sale Price:** €235,000
- **Tax:** 148,47€ IBI
- **Condo Fee:** €40
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 17 meter terrace
- **Internal Area:** 53,53 sqm sq m
- **Floors:** Built over one floor
- **Condition:** Excellent condition
- **Parking:** On street parking
- **Entrance Floor:** Top floor apartment
- **Accessibility:** Easy access to top floor with lift
- **Tax:** 148,47€ IBI
- **Condo Fee:** €40

Property Features

- Top floor apartment
- Spacious sunny terrace
- Village centre location
- Large bed room space
- Close to everyday amenities
- Lift access to all floors
- Quiet residential location
- Economic property to run
- Cliff and sea views
- Walking distance to everything



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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