

1 Bed Apartment

Calle Los Guios, Poblado Marinero, Acantilados De Los Gigantes, Santiago Del Teide, Spain

€165,000

Ref: AAEP1866

1 1 1 70 sq m

This is a great leasehold property that is located in Poblado Marinero complex which is in the sports marina of Los Gigantes. It is walking distance to everything including the beach and harbour. The lease is until 2050 when it would have to be renewed. The price is reasonable and viewing is highly recommended.

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.









- Leasehold apartment
- Top floor property
- Fantastic location
- Views to the cliffs and sea
- Sold unfurnished as seen
- Leasehold until 2050
- Walking distance to harboour
- Large terrace with views

Description

An exclusive penthouse is for sale on a **leasehold basis**, offering stunning views of the sea and the majestic cliffs of **Los Gigantes in Tenerife**, located in one of the most valued and renowned areas of the island.

The property is part of the iconic residential complex Poblado Marinero, a picturesque setting known for its traditional Canarian architecture, peaceful atmosphere, and immediate proximity to the beach, the Los Gigantes Marina, and the sea.

Located in the municipality of Santiago del Teide, in the area of Los Acantilados de Los Gigantes, this penthouse offers a privileged location for those who wish to live by the ocean in a place of great scenic and touristic value. The home has approximately 70 m^2 of built area, including the terrace.

The interior includes a bright double bedroom with built-in wardrobes and natural ventilation; a spacious living room with direct access to the terrace; an American-style kitchen; a full bathroom; and a practical storage space with room for a washing machine and electric water heater. The property is situated on the third floor with an elevator, ensuring full

comfort and accessibility.

The building stands out for its excellent internal connectivity: the elevator offers direct access to the garage area, which also connects to the beach and the marina, allowing you to enjoy the sea within minutes without needing a car. The complex offers numerous facilities at street level, such as bars and restaurants, supermarkets, shops and an attractive beach club, creating a practical and vibrant environment for both residents and visitors.

The bathroom has been recently renovated, as well as the electrical installation and all lighting. The entire property has also just been freshly painted.

Important: This property is subject to an administrative concession (Leasehold) valid until 2050, the longest in all of the Canary Islands. All apartments, commercial premises and moorings in this area follow this system due to their proximity to the coast, making prices very competitive. When purchasing, you are acquiring the right of use and enjoyment until the end of the concession.

The buying process is simple, as it is done privately without the need to go to a notary. You only need to obtain a Spanish NIE. Once the purchase contract is signed and payment is made, you take possession of the property and the keys on the same day, and we carry out the change of ownership with the complex administration, which is the Los Gigantes Marina.

This penthouse is ideal for long-term rental between €1,100 and €1,200 per month, plus electricity costs. We assist with the entire rental management as well as post-sale service. You may also sell the property at any time. Holiday rentals are not permitted in this complex.

For example, at €1,100 per month, that amounts to €13,200 per year, which over 25 years (300 months) equals €330,000. This represents an excellent investment opportunity, with an annual gross return of 8%.

For more information or to arrange a viewing, please do not hesitate to contact us.

Photo Gallery


















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Property Details

- **Property Type:** Apartment
- **Location:** Calle Los Guios, Poblado Marinero, Acantilados De Los Gigantes, Santiago Del Teide, Spain 38683
- **Internal Area:** 70 sq m
- **Sale Price:** €165,000
- **Condo Fee:** €75
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Large terrace
- **Internal Area:** 70 sq m
- **Floors:** Built over one floor
- **Condition:** Excellent condition
- **Heating:** No
- **Parking:** On street parking
- **Year Built:** 1985
- **Entrance Floor:** Top floor apartment
- **Accessibility:** Easy with lifts to all floors
- **Condo Fee:** €75

Property Features

- Leasehold apartment
- Top floor property
- Fantastic location
- Views to the cliffs and sea
- Sold unfurnished as seen
- Leasehold until 2050
- Walking distance to harboour
- Large terrace with views
- Close to many amenities
- Much sought after area



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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