

3 Bed House / Villa

Calle Hermano Pedro, Aldea Blanca, San Miguel De Abona, Spain

€2,100,000

Ref: AAEP1878

3 2 1 640 sq m 800 sq m

This spectacular detached luxury villa, renovated in 2022, perfectly combines luxury, spaciousness, and comfort in an exclusive setting. With 680 m^2 of living space on an 800 m^2 plot, the property is distributed over two floors and offers spacious, light-filled areas designed to fully enjoy every corner.

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 luxury private villa
- Quiet and peaceful area
- Built over two floors
- Private pool and garden areas
- Large private garage
- Modern style property
- A short distance to the beach
- Away from the tourist areas

Description

This spectacular detached villa, **located in the village of Aldea Blanca in San Miguel de Abona** was renovated in 2022 and perfectly combines luxury, spaciousness, and comfort in anexclusive setting. With 680 m^2 of living space on an800 m^2 plot, the property is distributed over two floorsand offers spacious, light-filled areas designedto fully enjoy every corner.

It features two elegant en-suite bedrooms with dressing roomsand two bathrooms, offering privacy and comfort. Itsmodern and functional design, along with high-end finishes,creates a sophisticated and welcoming atmosphere.

Outside, a large terrace becomes thetrue heart of the home, with a swimming pool, jacuzzi,sauna, chill-out area, barbecue, and outdoor dining area,perfect for relaxing or enjoying gatherings outdoors.

In addition, the villa boasts complete leisure areas such asa gym, nightclub, and bar, designed to provideunique experiences without leaving home.

Among its features are air conditioning, built-in wardrobes, a storage room, a laundry room, a garden, and a garage (all

included in the price). Its south-facing orientation guarantees excellent natural light throughout the day. The property also offers the possibility of adding more bedrooms if desired. Located near the Luther King school and the new Llano del Camello shopping center, it enjoys an unbeatable location that combines privacy with proximity to all amenities.

Photo Gallery



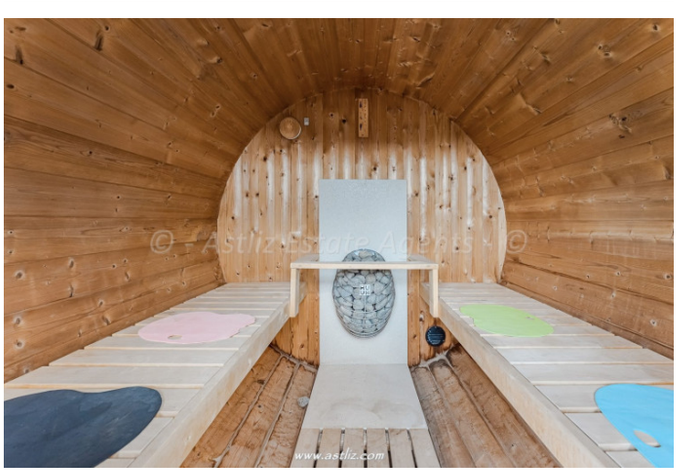















www.astliz.com


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


WARNING
STOP
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

Property Details

- **Property Type:** House / Villa
- **Location:** Calle Hermano Pedro, Aldea Blanca, San Miguel De Abona, Spain 38628
- **Internal Area:** 640 sq m
- **Land Area**: 800 sq m
- **Sale Price:** €2,100,000
- **Tax:** 780€ IBI
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** C

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 640 sq m
- **Land Area:** 800 sq m
- **Floors:** Built over two floors
- **Condition:** Excellent condition
- **Parking:** Private garage
- **Accessibility:** Easy access
- **Tax:** 780€ IBI

Property Features

- Large luxury private villa
- Quiet and peaceful area
- Built over two floors
- Private pool and garden areas
- Large private garage
- Modern style property
- A short distance to the beach
- Away from the tourist areas
- Lots of built in wardrobes
- Air conditioning throughout



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