



2 Bed Apartment

Calle Murcia, Torviscas Alto, Playa de las Americas, Adeje, Spain

€489,000

Ref: AAEP1899



 2  2  1  74 acre

This is a very nice and spacious two bedroom penthouse property with a very large terrace which has amazing views to the mountain and sea. It is in a great location being just a short distance to many amenities including the popular Siam Mall shopping mall. This is a great property in a quiet and peaceful location.

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 property 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.



- Apartment in a great location
- Amazing views to the ocean
- Penthouse apartment
- A short drive to the coast
- Close to shops and restaurants
- Spacious open terrace
- Open style kitchen
- Views to mountain and sea

Description

We are delighted to offer for sale this very attractive two bedroom, top floor property that combines modern comfort with attractive design and excellent outdoor space on a well established complex in Torviscas Alto, ideally located above the bustling coastal resorts of Playa de las Americas and Costa Adeje.

Torviscas Alto is a five minute drive from the beautiful golden beaches of Playa del Duque and Playa Fañabé and all of the shops, bars and restaurants of Costa Adeje and fantastic shopping complexes of Siam Mall and Plaza del Duque. Other attractions like the world famous water theme parks Siam Park and Aqualand are located only a few minutes drive away, as is the TF1 motorway and the Tenerife South airport can be accessed in less than twenty five minutes. The complex which is located in an elevated position in Torviscas Alto features a communal swimming pool and extensive sunbathing terraces with lifts to all levels.

This stunning penthouse is sold inclusive of the featured furniture so ready to enjoy. Recently refurbished, this fine home offers a fresh, contemporary feel with high-quality finishes and a thoughtful layout. The living area is a spacious 74m², and the kitchen has been updated to a high standard, combining functionality and a modern aesthetic with breakfast

bar seating. The lounge is bright and welcoming, and maximises natural light and creates a lovely living environment and the two generous bedrooms both have fitted wardrobes to complete the living space. The master bedroom features a dressing area and en-suite shower room while the second bedroom has use of a guest shower room.

The stand out feature of this property is the lovely private terrace which is a great size at 45m², meaning it has plenty of space for al fresco dining, sunbathing or simply relaxing in the jacuzzi by day or in the evening and of course is the perfect spot to watch the sun go down over the Atlantic Ocean and towards the neighbouring island of La Gomera. With stunning views looking out over this quiet complex and out to sea, this excellent property would make a perfect year round residence or a fantastic holiday home for those looking for a relaxed and peaceful environment.

Overall, this is a move-in-ready home that blends comfort, style, and practicality in a highly desirable package—perfect for those seeking a low-maintenance property with great indoor-outdoor living. The property is air conditioned throughout and benefits from a quiet corner position with the added benefit of a two parking spaces in communal garage included in the price.

Photo Gallery







Property Details

- **Property Type:** Apartment
- **Location:** Calle Murcia, Torviscas Alto, Playa de las Americas, Adeje, Spain 38660
- **Internal Area:** 74 acre
- **Sale Price:** €489,000
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 45 meter terrace
- **Internal Area:** 74 acre
- **Floors:** Built over one floor
- **Condition:** Very good condition
- **Parking:** Underground parkin
- **Year Built:** 1990
- **Entrance Floor:** Penthouse property
- **Accessibility:** Easy access

Property Features

- Apartment in a great location
- Amazing views to the ocean
- Penthouse apartment
- A short drive to the coast
- Close to shops and restaurants
- Spacious open terrace
- Open style kitchen
- VIEWS to mountain and sea
- Air conditioning throughout
- Underground garage included

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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