



7 Bed House / Villa

Calle Siervo de Dios, Icod De Los Vinos, Icod De Los Vinos, Spain

€640,000

Ref: AAEP1905



 7  5  5  700 sq m

A rare opportunity buy a small apartment block including garages and a commercial unit. It is in the town centre in a great location and has massive potential to convert into a rental business or maybe a city style boutique hotel. It is built over four floors and currently has seven bedrooms and five bathrooms.

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.



- Whole apartment block
- Huge investment potential
- Town centre location
- Spacious roof top terrace
- Ideal for a large family
- Close to major roads
- Many amenities close by
- Lift to all floors in building

Description

This is a rare opportunity to buy a very large property in the centre of **Icod de los Vinos**. It is built over four floors and comprises of three floors of living area as well as a full floor of garages and commercial units. There is also a very spacious roof top terrace and huge wash room. Each floor measures about 165 square meters.

This amazing property has lots of potential and possibilities to turn it into either, various apartment, a huge family house built over various levels or even a boutique hotel or an apartment rental business. It has a lift to all floors which is very convenient.

It currently has seven bedrooms, five bathrooms including guest rooms, lots of living areas, two kitchens, lots of storage place, a very spacious rooftop terrace and lots of garage space, as well as a commercial unit.

The property is located in the very centre of Icod de los vinos and is in easy walking distance to shops, bars, supermarkets and restaurants, as well as everything else you would possibly need.

If you are looking for a property investment, this could well be the one you are looking for due to the vast amount of

potential and various options it has to offer. We are sure that you will have your own ideas once you see this property.

Due to the limitation of the amount of photos we can publish on line, here are just a small selection in order to give you an idea of how splendid it is.

Photo Gallery











Property Details

- **Property Type:** House / Villa
- **Location:** Calle Siervo de Dios, Icod De Los Vinos, Icod De Los Vinos, Spain 38430
- **Internal Area:** 700 sq m
- **Sale Price:** €640,000
- **Bedrooms:** 7
- **Bathrooms:** 5
- **Reception Rooms:** 5
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 700 sq m
- **Floors:** Built over four floors
- **Condition:** In good condition
- **Parking:** Plenty of parking space
- **Year Built:** 1960
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access with lifts to all floors

Property Features

- Whole apartment block
- Huge investment potential
- Town centre location
- Spacious roof top terrace
- Ideal for a large family
- Close to major roads
- Many amenities close by
- Lift to all floors in building
- Various properties in one
- 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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