

# 1 Bedroom Apartment - San Eugenio Bajo - Garden City - 10097

Property type	<b>Apartment</b>		
Location	<b>San Eugenio Bajo, Adeje</b>		
Complex	<b>Garden City</b>		
Pool	<b>Communal pool</b>		
Views	<b>Garden view</b>		
Sale	<b>299 000 €</b>	Reference	<b>10097</b>
Built area	<b>56m<sup>2</sup></b>	Living area	<b>46m<sup>2</sup></b>
Terrace	<b>10m<sup>2</sup></b>	Kitchen	<b>Open-plan</b>
Bedrooms	<b>1</b>	Bathrooms	<b>1</b>
Floor	<b>1</b>	Furniture	<b>Fully</b>

INVESTMENT APARTMENT IN THE HEART OF COSTA ADEJE – PROFITABILITY FROM DAY ONE. Asten Realty is pleased to present this outstanding property located in Garden City, one of the most renowned and sought-after holiday complexes in San Eugenio Bajo, in the heart of Costa Adeje.

The apartment offers a total area of 56 m<sup>2</sup>, comprising 46 m<sup>2</sup> of interior living space and a 10 m<sup>2</sup> terrace with pleasant garden views. The property features a bright living room with an open-plan kitchen, a separate bedroom, a fully equipped bathroom, and a spacious terrace, perfect for enjoying Tenerife's exceptional climate all year round.

The apartment has been renovated and is sold fully furnished and equipped. It also benefits from air conditioning in both the living room and the bedroom, ensuring maximum comfort throughout the year. The property is ready to move into or to continue operating as a tourist rental without any additional investment.

Thanks to the complex infrastructure, the apartment offers adapted access for people with reduced mobility. Another significant advantage is its peaceful atmosphere. Despite being located in a central and highly sought-after area, the apartment is remarkably quiet, allowing residents and guests to enjoy a relaxing stay away from noise and crowds.

Garden City is located just 300 metres from Playa de Troya, approximately a 4-minute walk away. Puerto Colón, the seafront promenade, numerous restaurants, cafés, bars, and tourist attractions are all within easy walking distance. The San Eugenio Shopping Centre is situated only 150 metres from the complex, providing convenient access to supermarkets, shops, pharmacies, banks, and all essential services.

The complex offers two swimming pools, one of them heated and available year-round.

Residents and guests can also enjoy a poolside bar, reception services, lifts, security systems,

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and beautifully maintained communal gardens and green areas.

The property is currently operating as a tourist rental and already has confirmed bookings until March 2027. The sale includes the transfer of all existing reservations to the new owner, who will receive the full income generated by these bookings.

Current average rental rates range between €80 and €90 per night, reaching significantly higher figures during high season and the Christmas period.

Another major advantage is the possibility of legal tourist exploitation with the support of the complex reception. Owners may independently source guests through Airbnb and other marketing channels while using the reception services for guest assistance, check-in, check-out, and cleaning coordination. Alternatively, full rental management can be delegated to the complex operator.

All these factors make this property a turnkey investment opportunity capable of generating income from day one.

For investors interested in expanding their portfolio, there are also two additional properties available within the same Garden City complex, references 10098 and 10099, offering the opportunity to acquire multiple units in one of the most established and profitable tourist complexes in Costa Adeje.

Community fees: €115/month

IBI (Property Tax): €300/year

Asten Realty Ref.: 10097

If you are looking for a property in one of the best locations in Costa Adeje, combining personal enjoyment with an excellent investment opportunity, this property deserves your special attention.



