

2 Bedroom Apartment - Playa de Las Américas - 10126

Property type	Apartment		
Location	Playa de Las Américas, Arona		
Views	Partial ocean view		
Sale	489 000 €	Reference	10126
Built area	88m²	Living area	74m²
Terrace	Yes	Parking	Yes
Kitchen	Separate	Bedrooms	2
Bathrooms	1	Floor	3
Furniture	Fully		

An excellent opportunity is now available for sale in one of the most sought-after areas of southern Tenerife: a 2-bedroom flat in Playa de Las Américas, ideal as a main residence, a second home or a high-yield investment.

Located just a 5 – 10-minute walk from the beach, this property stands out for its prime location, surrounded by all the necessary amenities and right in the heart of one of the island's most vibrant and sought-after areas.

The property is sold fully furnished and ready to move into. It boasts a comfortable and functional layout:

- Two spacious bedrooms with plenty of natural light
- Fully equipped separate kitchen
- Bright living-dining room, ideal for everyday living
- Fully fitted bathroom
- Sunroom with a cupboard for additional storage
- Two terraces with sea views, perfect for enjoying the exceptional climate all year round.

The flat is situated in a quiet, well-maintained residential complex, comprising exclusively owner-occupiers, ensuring a well-kept, safe and pleasant environment.

The building has two lifts and disabled access.

A garage space is included in the price, a significant added bonus in this highly sought-after area.

Unbeatable location:

- Supermarket right below the property
- Just a few minutes' walk from Siam Mall
- Close to schools, public transport, restaurants, leisure facilities and shops

Key features that make all the difference

- Sea views from two terraces

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- Ready to move into or let immediately
- Area in high demand for both tourism and residential living
- Exclusive owners' association (greater peace of mind and maintenance)
- Garage included
- Excellent access to all amenities

A property that combines a strategic location, comfort and investment potential in one of the best areas of southern Tenerife!

Service charges: €70/month.

IBI (property tax) for the flat: €295/year.

IBI (property tax) for the garage space: €36/year.

Year of construction: 1987.

Asten Realty reference: 10126.

