

2 Bedroom Duplex - Puerto de Santiago - 8640

Property type	Duplex		
Location	Puerto de Santiago, Santiago del Teide		
Pool	Communal pool		
Views	Mountain and sea view, Sea and costa view, Street view, Square views		
Sale	455 000 €	Reference	8640
Built area	107m²	Living area	94m²
Terrace	26m²	Balcony	Yes
Garage	Yes	Kitchen	Open-plan
Bedrooms	2	Bathrooms	2
Floor	3	Furniture	Optional

New development in Puerto Santiago, Santiago del Teide municipality. Residential with 18 apartments, construction with high quality finishes, 5-story building, with underground garage and a heated community pool on the roof. Elevator from the garage floor to the roof and an elevator for the disabled.

Residential has apartments of various types, from 2 to 4 bedrooms, with a useful area from 58 to 228 m². High quality finishes, all apartments have large windows to give more light to the interior space, modern glass railings on the balconies, installed kitchens. All apartments will have an air conditioning system installed in each room.

AVAILABLE:

Ground floor A, 3 bedrooms, 2 bathrooms, 108,45 m² total with 16,65 m² of terrace, PRICE €320.000

Ground floor B, 2 bedrooms, 2 bathrooms, 77,75 m² total with 4,80 m² of balcony, PRICE €275.000

Ground floor C, 2 bedrooms, 1 bathroom, 67,55 m² total with 4,80 m² of balcony, PRICE €255.000

Ground floor D, 2 bedrooms, 2 bathrooms, 102,05 m² total with 15,85 m² of terrace, PRICE €365.000

Floor 1A, 2 bedrooms, 2 bathrooms, 79,70 m² total with 4,65 m² balcony, PRICE €315.000

Floor 1A, 2 bedrooms, 2 bathrooms, 79,70 m² total with 4,65 m² balcony, PRICE €315.000

Floor 1B, 2 bedrooms, 2 bathrooms, 79,55 m² total with 5,30 m² balcony, PRICE €315.000

Floor 1C, 2 bedrooms, 2 bathrooms, 75,80 m² total with 5,30 m² balcony, PRICE €335.000

Floor 1E, 2 bedrooms, 2 bathrooms, 99,25 m² total with 12,65 m² balcony, PRICE €395.000

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Floor 2A, 2 bedrooms, 2 bathrooms, 79,70 m2 total with 4,65 m2 balcony, PRICE €325.000
Floor 2B, 2 bedrooms, 2 bathrooms, 79,55 m2 total with 5,30 m2 balcony, PRICE €325.000
Floor 2C, 2 bedrooms, 2 bathrooms, 75,80 m2 total with 5,30 m2 balcony, PRICE €345.000
Floor 2D, 2 bedrooms, 2 bathrooms, 67,80 m2 total with 5,30 m2 balcony, PRICE €345.000
Floor 2E, 2 bedrooms, 2 bathrooms, 99,25 m2 total with 12,65 m2 balcony, PRICE €435.000
Duplex floor 3/4 A, 2 bedrooms, 2 bathrooms, 107,40 m2 total with 26,05 m2 of terraces, PRICE €455.000

Duplex floor 3/4 C, 2 bedrooms, 2 bathrooms, 106,85 m2 total with 25,45 m2 of terraces, PRICE €495.000

Penthouse 3/4 D floor, 4 bedrooms, 3 bathrooms, 254,55 m2 total with 102,05 m2 of terraces, PRICE €1.150.000

- Reinforced concrete structure.

- Plaster coating in interior divisions of homes and hallways in common areas, garage ceilings.

- Cm-thick faceted stone cladding on the ground floor and entrance to the portal hallway.

- Waterproofing of balconies, patios, terraces, solariums and roofs with sheets of welded asphalt fabric, after forming slopes with cement mortar.

- Thermal insulation of walls and floors by placing extruded polystyrene type Wallmate.

- Acoustic insulation of 5mm Impactan type sheet under flooring.

- Installation of electric extractors for forced ventilation in bathrooms without natural ventilation.

- "In situ" shower trays recessed at floor level with linear stainless steel drain, imitation wood finish, the same as the interior flooring of the home in the formation of side walls and flooring.

- Fixed screen made of safety glass and concealment vinyl.

- Wall-hung toilets with hidden cistern.

- Suspended wooden furniture with white ceramic sinks in bathrooms.

- Pre-installation of equipment for domestic hot water with photovoltaic panels on roof decks.

- Pre-installations for Jacuzzi on penthouse terraces.

- High-end electrical outlets and lighting switches.

- LED lighting with extra-flat spotlights embedded in the ceilings of homes, terraces, balconies and common areas.

- LED strip lighting recessed in the side channel in the ceiling of the living room, master bedroom and bathrooms (shower area).

- Centralized and individual telecommunications installation for each home with antennas, conduits, wiring and USB sockets in bedrooms and living room.

- Community video intercom and receiver with screen in each home.

- Pre-installation of a safe in the built-in wardrobe of the master bedroom.

- Individual installation of home air conditioning by installing a Hitachi brand inverter heat pump with individual wall splits in bedrooms and living room.

- Neutral 4+4/10/4+4 climalit type exterior glazing with solar control and low emissivity.

- 8+8mm laminar safety glass railing model 4800 Glass View by Cortizo with a matte stainless steel anodized lacquer finish on balconies, terraces and roof terraces.

- Built-in wardrobes from floor to ceiling, with sliding doors with the same finish as the passage doors with interior lining of decorative melamine imitation wood model Lino Cancún, with formation of dividers, drawers, shelves, divider, shoe rack and trunk, stainless steel hanging bar .

- Kitchen furniture with folding doors and removable drawers with white lacquered DMF board on the lower furniture and vertical grained oak wood finish on the upper furniture, PVC edging in color depending on type, with stainless steel hardware. and aluminum handles, guides with

brakes and delayed closing.

- Kitchen countertop made of DEXTON type material.

- Equipment of medium-high range appliances such as Bosh or similar, ceramic induction hob, oven, microwave, telescopic and decorative extractor hood as appropriate, stainless steel sink, low-mount and single-lever taps with high stainless steel spout, refrigerator, dishwasher and washing machine.

The price includes the storage room, parking spaces are sold separately for €25.000.

Completion date of work is scheduled for summer 2024.



