

## 2 Bedroom Duplex - Playa San Juan - 9739

Property type	<b>Duplex</b>		
Location	<b>Playa San Juan, Guía de Isora</b>		
Views	<b>Street view</b>		
Sale	<b>320 000 €</b>	Reference	<b>9739</b>
Built area	<b>112m<sup>2</sup></b>	Living area	<b>98m<sup>2</sup></b>
Balcony	<b>Yes</b>	Parking	<b>Yes</b>
Kitchen	<b>Open-plan</b>	Bedrooms	<b>2</b>
Bathrooms	<b>2</b>	Furniture	<b>Fully</b>

Spectacular two-bedroom duplex for sale in Playa San Juan, one of the most sought-after locations in southern Tenerife. This property represents an exceptional opportunity for those looking to invest in a modern, functional home with high rental potential.

Spread over two floors, the flat stands out for its careful design and its spacious and bright rooms. The main floor offers a living room with an open-plan kitchen and a balcony, creating a cosy and practical atmosphere. On the upper floor are the two bedrooms and two bathrooms, ideal for families or those seeking comfort and privacy.

One of the great advantages of this property is its versatility: it can be divided into two separate units.

Its location is unbeatable. Just 50 metres from the beach and surrounded by the best restaurants, shops and services. Including its own parking space and storage room, this duplex offers a comfortable and high-quality lifestyle. It is sold fully furnished, ready to move into or rent out.

Playa San Juan is a privileged enclave, famous for its charm, its mild climate all year round and its growing demand from both residents and tourists. This duplex has all the conditions to become a safe, profitable investment with lasting appeal.

Year of construction: 2.007.

Community fees: €80/month.

IBI (property tax): €280/year.

Asten Realty reference: 9739.

