

# 2 Bedroom Apartment - Valle de San Lorenzo - Casas de Abajo - 9747

Property type	<b>Apartment</b>		
Location	<b>Valle de San Lorenzo, Arona</b>		
Complex	<b>Casas de Abajo</b>		
Views	<b>Complex view, Street view</b>		
Sale	<b>259 000 € 265 000 €</b>	Reference	<b>9747</b>
Built area	<b>76m<sup>2</sup></b>	Living area	<b>67m<sup>2</sup></b>
Terrace	<b>49m<sup>2</sup></b>	Parking	<b>Yes</b>
Kitchen	<b>Open-plan</b>	Bedrooms	<b>2</b>
Bathrooms	<b>1</b>	Furniture	<b>Fully</b>

Modern apartment for sale located in a quiet, family-friendly area of Valle de San Lorenzo, in the municipality of Arona — an ideal location combining comfort and quality of life.

The property is situated in a recently built building, on a cul-de-sac, ensuring a peaceful and safe environment. Within just a few minutes' walk you'll find all essential services: schools, pharmacies, health centre, banks, and supermarkets such as HiperDino. It also offers easy access to the motorway, only 10 minutes by car from Los Cristianos and Playa de Las Américas, and 20 minutes from the South Airport.

The apartment is bright and practically laid out:

- 2 double bedrooms, one with access to a cozy interior patio.
- 1 fully renovated bathroom, with a modern and elegant design.
- Living-dining room with open-plan kitchen and exterior windows.
- Spectacular 49 m<sup>2</sup> terrace, perfect for enjoying Tenerife's southern climate, with enough space for a chill-out area, barbecue, or outdoor dining area.

It also includes a spacious garage and a private storage room on the rooftop.

The apartment is sold fully furnished and equipped, ready to move in from day one.

Thanks to its excellent location and features, it's an ideal opportunity for families seeking comfort and proximity to amenities, as well as for couples or investors, given the area's high rental demand and excellent profitability.

Community fees: €80/month.

IBI (property tax): €189/year.

Asten Realty Reference: 9747.

