

# 3 Bedroom Apartment - Santa Cruz - 9761

Property type	<b>Apartment</b>		
Location	<b>Santa Cruz</b>		
Sale	<b>205 000 €</b> <b>209 000 €</b>	Reference	<b>9761</b>
Built area	<b>134m<sup>2</sup></b>	Living area	<b>102m<sup>2</sup></b>
Terrace	<b>32m<sup>2</sup></b>	Balcony	<b>Yes</b>
Kitchen	<b>Separate</b>	Bedrooms	<b>3</b>
Bathrooms	<b>2</b>	Furniture	<b>Fully</b>

A bright and spacious apartment is for sale in the Tíncer area, just a short walk from the famous 'Snowman'. The property is located on the second floor of a building with only two flats, no lift and no community fees.

The apartment has a large separate kitchen with a large exterior window, a very spacious living-dining room with access to a balcony overlooking the city, and three double bedrooms, all with fitted wardrobes. It has two full bathrooms with bathtubs, one of which is en suite in the master bedroom.

On the upper floor there is a large storage room, much larger than usual, with the possibility of converting it into a fourth bedroom or study, as it has independent access. From this area you can access a practically private roof terrace, ideal for enjoying the Tenerife climate, barbecues or family gatherings. In addition, it is possible to roof part of the terrace upon request for permission from the local council. The property is in good general condition, although it needs a little refurbishment or updating.

Its excellent location offers all amenities within a few minutes: the Tíncer Health Centre, the Tenerife Athletics Centre, the circular square of Los Andenes, schools, supermarkets and the tram stop that connects conveniently to the centre of Santa Cruz and La Laguna.

An ideal opportunity for those looking for a spacious property with potential and no community fees, in a well-connected area with all amenities.

Property tax: €250 per year.

Asten Realty reference: 9761.

