

# 1 Bedroom Apartment - Playa de Las Américas - El Cardón - 9891

Property type	Apartment		
Location	Playa de Las Américas, Arona		
Complex	El Cardón		
Pool	Communal pool		
Views	Garden view		
Sale	295 000 €	Reference	9891
Built area	42m <sup>2</sup>	Living area	37m <sup>2</sup>
Terrace	48m <sup>2</sup>	Garden area	Yes
Kitchen	Open-plan	Bedrooms	1
Bathrooms	1	Furniture	Fully

42 m2 apartment in Playa de Las Américas, located in the El Cardón complex, just a few meters from the well-known Playa de Las Vistas, in one of the most sought-after areas in the south of Tenerife.

The property features one bedroom, one bathroom and a spacious 48 m2 terrace with a small garden, perfect for enjoying the sun and the excellent year-round climate. The open-plan American-style kitchen is integrated into the living area, creating a comfortable and functional space. The apartment is sold furnished.

The apartment is currently rented on a short-term basis, generating good, demonstrable income. It holds a holiday rental license (Vv) in accordance with the new 2025 regulations, with the license registered under an operating company. New owners may continue the tourist rental activity provided the contract with the management company is maintained.

The complex offers a heated communal swimming pool, a children's pool and well-kept garden areas, providing a peaceful and well-maintained environment, ideal both for personal use and as an investment.

Community fees €109 per month.

IBI €154 per year.

Year of construction 1990.

Asten Realty reference 9891.



