

INVESTMENT
APARTMENTHOUSE
IN ARONA / BUZANADA
Teneriffa South
FOR SALE



APARTMENTHOUSE IN ARONA-BUZANADA/TERNERIFFA South

Description

Appartment house in teneriffa south Arona / Buzanada
10 min by car from Los Christianos / Las Americas

"Villa Arona Vista" with approx. 900 m² ground,
4 appartments with terraces and sea view, is for sale.
The house was built in 2000 and renovated in 2019.
The VV is also confirmed

Distribution:

Ground floor Appartment 1: approx. 60 m² + 20 m² terrace
Living-dining room with open kitchen and exit to the approx. 20 m² terrace, shower
room with toilet, bedroom, washing machine is located outside.

Rented : € 670 incl. BK and VAT.

Ground floor Appartment 2: approx. 60 m² + 20 m² terrace
Living-dining room and exit to the approx. 20 m² terrace, small kitchenette, 2
bedrooms, shower room with WC, laundry room with washing machine is located
outside.

Rented: € 750 incl. BK and VAT.

1st floor: approx. 120 m² + 15 m² balcony
large eat-in kitchen, living room with open fireplace and exit to the balcony, 1
bedroom with en-suite shower room, bidet, WC; 2 further bedrooms, with shower
room, bidet and WC, utility room with washing machine.

Rented: € 1050 inkl. BK and VAT

Penthouse: 70 m² + 50 m² terrace
Living-dining room with open kitchen area and fireplace as well as exit to the terrace of
approx. 50 m² from where you have a marvellous sea/far view of La Gomera and the
surrounding mountains.
1 bedroom, shower room with WC and bidet,

Rented : € 650 incl. BK and VAT.

The flats can generate a turnover of approx. € 55,000 per year for a short-term holiday rental. With a long-term rental, one can achieve an annual turnover of approx. € 36,000 excl.

The important holiday rental permit is available (VV)

The house has: an internet connection (fibreglass), WLAN, 2 electric water heaters, workshop/cellar approx. 40 m², barbecue area, ...

The individual flats are accessible via an outside staircase. A garden of approx. 750 m² with barbecue area is at the disposal of the house residents.

The southern village of Buzanada (province of Arona) is a quiet, idyllic village with approx. 2400 inhabitants and lies at approx. 300 metres above sea level.

The pleasant climate tempts you to go on beautiful walks and excursions to the most beautiful viewpoints of the sea and the mountains.

Due to its central location, you can reach Los Cristianos, Las Americas, Las Galettas and Coste del Silencio, the hotspots of Tenerife, in no time.

Key data

Property area: approx.	900 m ²
Living space: approx.	310 m ²
Useful area: approx.	415 m ²
Garden area: approx.	750 m ²
Terrace area: approx.	90 m ²
Balcony area: approx.	15 m ²
bathrooms:	5
WCs:	5
gardens:	1
terraces:	3
balconies:	1
Type of use:	residential, commercial, complex
Available:	by arrangement
Type of ownership:	Sole ownership
Furnishings:	furnished
Heating:	Fireplace
Location rating:	very good
Noise level:	absolute quiet location
Development:	fully developed
Type of construction:	new building
Condition:	well-kept
Year of construction:	2000
Last renovation:	2019

Equipment

building method:	Brick
Roof shape:	Flat roof
Floor:	Tiles
Firing:	Electric, water-electric, liquid gas
View:	Sea view, Mountain view, Distant view
Balcony:	Southwest balcony / terrace
Windows:	Plastic windows
Lighting:	Floor lamps, ceiling lamps
Electricity:	Fibre optic connection
Television:	Cable / satellite TV, DVB-T
Bathroom:	Bath with window, shower, bidet, bathroom
Kitchen:	Fitted kitchen, eat-in kitchen / open kitchen, (mini kitchen or cupboard kitchen) pantry kitchen
Extras:	Washing / drying room, Storage garden, Barbecue Aerea, Garden use.....

Price information

Purchase price: 700,000.00 € Land register entry fee: 1.1

Purchase price per m²: 1,686,75 € Land transfer tax: 3.5