



All in one: Apartment, vacation home, cafe and investment



general:

object number external:	KPTC1571	as from:	20.01.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2010
place:	38400 Puerto de la Cruz	living space:	93,00 m ²
Floor space:	198,00 m ²	Total size of site:	95,00 m ²
Number of Rooms:	5,0	Number of bedrooms:	2,0
Number of bathrooms:	2,0	Number of sep. bathrooms:	1,0
Condition:	modernized		

prices:

purchase price: 635.000,00 €

energy certificate:

contact person:

company: EV Immobilienmanagement Teneriffa S.L.	name: Oliver Brüderle
street: Marqués Villanueva del Prado 1, Edf. Casablanca,	place: 38400 Puerto De La Cruz
phone: +34 674 034 40 92	Email: tenerife@kensington-international.com

Infrastructure:

Highway : 4 km

Description:

This modern style Canarian house represents a property with countless possibilities.

This beautiful house is located in the second sea line, right at the beautiful and quiet Plaza Benito Pérez Galdós, in the center of Puerto de la Cruz. As the title suggests, the house offers something for everyone.

It is the sale of a house that is currently divided into a café and a tourist apartment with a roof terrace.

Both the cafe and the apartment have separate entrances. The cafeteria has a lease until summer 2024.

The apartment, which can only be reached via a spacious separate staircase with plenty of storage space, has an official rental license confirmed by the VV (Vivienda Vacacional). The apartment is accessible through two entrance doors. The current entrance leads directly into the open kitchen with a spacious dining area. Next to it there is a bedroom with built-in wardrobe and a bathroom with shower.

Also from the kitchen you enter the spacious living room of the apartment, connected to it is the second bedroom and the second bathroom, which is also equipped with a window and a shower.

The highlight of this property is the cozy roof terrace, where you can relax and soak up a lot of sun and from which the neighbors have no view. The roof terrace also offers two storage rooms, where the washing machine is located and where you can safely store the beautiful terrace equipment.

Location:

Although Puerto de la Cruz is the smallest municipality in Tenerife, it has such attractive places as the listed historic centre or an extensive stretch of coastline for long, peaceful walks. Situated on the coast of the La Orotava valley, the town is nestled in an impressive landscape with Spain's highest mountain, Mount Teide, rising above it on the horizon. Its pleasant climate made it the first tourist centre in the Canary Islands. The mixture of flower gardens, black sand beaches, the seaside shopping area and the picturesque cobbled streets enchants visitors and offers them a wide variety of activities for the whole family.

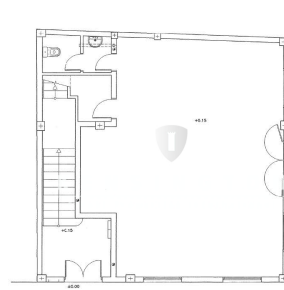
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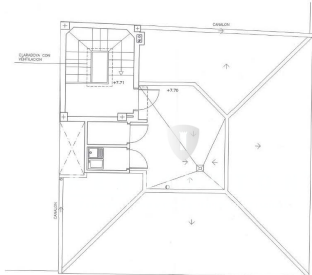




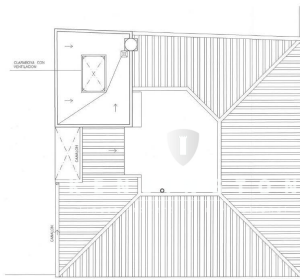
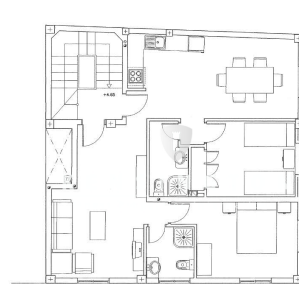








PLANTA DE CUBIERTA



PLANTA DE SOBRECUBIERTA