



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Elegant beachfront villa with far-reaching views



## general:

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|                                  |                       |                             |                         |
|----------------------------------|-----------------------|-----------------------------|-------------------------|
| <b>object number external:</b>   | KPTC1574              | <b>as from:</b>             | 09.12.2024              |
| <b>usage:</b>                    | habitation            | <b>marketing method:</b>    | purchase                |
| <b>property:</b>                 | House                 | <b>construction year:</b>   | 2018                    |
| <b>place:</b>                    | 38390 Santa Ursula    | <b>living space:</b>        | 370,00 m <sup>2</sup>   |
| <b>Floor space:</b>              | 371,00 m <sup>2</sup> | <b>Total size of site:</b>  | 1.007,00 m <sup>2</sup> |
| <b>Total space:</b>              | 371,00 m <sup>2</sup> | <b>Number of Rooms:</b>     | 5,0                     |
| <b>Number of bedrooms:</b>       | 3,0                   | <b>Number of bathrooms:</b> | 3,0                     |
| <b>number of parking spaces:</b> | 1,0                   | <b>Condition:</b>           | as new                  |

## prices:

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|                               |        |                        |                |
|-------------------------------|--------|------------------------|----------------|
| <b>carport parking space:</b> | 0,00 € | <b>purchase price:</b> | 1.590.000,00 € |
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## energy certificate:

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|                     |            |                   |      |
|---------------------|------------|-------------------|------|
| <b>expiry date:</b> | 2024-01-02 | <b>age group:</b> | 2008 |
|---------------------|------------|-------------------|------|

## contact person:

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|-----------------|--|---------------|---------------------------------------|
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## Infrastructure:

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## Description:

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This beautiful and high quality equipped villa is located on a plot of approx. 1,000 sqm in the quiet residential area of Santa Ursula - San Patricio with magnificent views over the Orotava Valley, the city of Puerto de la Cruz and the coastline of the Atlantic Ocean. The villa with approx. 310 sqm living space was recently renovated and brought up to the latest state of the art. On the upper floor the house has a representative entrance area. From there you enter the completely open living/dining and kitchen area with large fireplace and access to the terrace and garden areas. The designer kitchen including a second sideboard kitchen is equipped with state-of-the-art appliances.

Adjacent are two bedrooms with an en-suite bathroom, a dressing room and also access to the terraces running around the house.

In the basement of the house is a separate granny annexe (65sqm) and the new building services. Two spacious, open car parking spaces are also available.

The house is surrounded by numerous, partly covered terraces and a spacious beautifully landscaped garden, in which the good 40 m<sup>2</sup> pool fits wonderfully.

The equipment of the property includes central heating / underfloor heating, air conditioning, high quality tiled floors, security alarm system and garden irrigation system. The villa is close to the city of Puerto de la Cruz, the surrounding city beaches, local restaurants and small stores.

The property is the ideal vacation property for families with high demands and the desire for quiet and private atmosphere.

## Location:

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Santa Úrsula is located in the north of Tenerife. According to legend, the name of the municipality comes from the mayor Alejo Pérez, because in the 16th century he donated a plot of land to build a church in honor of St. Ursula, because he had a daughter who bore that name. Santa Úrsula has two small bathing coves, located in the areas of Santa Ana and Charco del Negro. Some of the protected areas of the municipality are the Las Palomas Special Nature Reserve and the Las Lagunetas and Costa de Acentejo Nature Reserves. In a few minutes you can reach the town centers with all the shopping, utilities, restaurants, bars, doctors, schools, etc.

## images

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