



KENSINGTON[®]
Finest Properties International

Holiday or forever home in sunny Costa Del Silencio



general:

object number external:	KPTC1794	as from:	20.12.2024
usage:	habitation	marketing method:	purchase
property:	House	place:	38630 Arona Costa Silencia
living space:	76,65 m ²	Floor space:	93,65 m ²
Total size of site:	93,65 m ²	Number of Rooms:	3,0
Number of bedrooms:	1,0	Number of bathrooms:	1,0
Number of sep. bathrooms:	1,0	Condition:	part / full renovated

prices:

purchase price: 329.000,00 €

energy certificate:

expiry date:	2014-07-22	age group:	2008
value class:	G		

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:	+34 674 084 1092	Email:	tenerife@kensington-international.com

Infrastructure:

Highway : 1 km

Description:

Welcome to a unique residential offer in the charming community of Arona Costa Silencio in the Santa Ana residential complex.

This completely renovated single-family corner house offers you modern comfort paired with timeless charm. Originally built in 1965 and most recently extensively modernised in 2018 with high-quality materials, this two-storey building shines in new splendour.

The living space of 77 m², which is mainly on the ground floor, comprises the kitchen-dining area, the living room, the bedroom, which offers a retreat of peace and relaxation, and the modern, luxurious bathroom with a window that lets in plenty of natural light, equipped with a modern shower for a real spa experience that complements the upscale living comfort.

The living-dining area is equipped with an open-plan fitted kitchen that invites you to cook and enjoy, with a stylish kitchen island and high-quality kitchen appliances, perfect for culinary adventurers.

Special features such as elegant tiled floors throughout the house, which seamlessly combine aesthetics and functionality and add a touch of sophistication to every room, emphasise the modern living ambience and create a friendly, bright and inviting flair.

On the upper floor there is a study, a separate WC, a utility room and storage space for the washing machine and the comfortable roof terrace, which is in the sun at any time of day and has a zone with a BBQ grill.

Enjoy sun-kissed hours or a refreshing dip in the complex's large outdoor pool, which rounds off this attractive offer. The total usable area of 94 m² leaves room for individual design options and ensures a cosy living atmosphere.

Experience the Mediterranean, sun-kissed climate and the relaxed atmosphere of Arona in your new home - an ideal retreat for anyone looking for something special.

Location:

Arona is one of the most important tourist municipalities in the south of the island and is divided into four distinct areas: Playa de las Américas, Playa de los Cristianos, Playa de Las Galletas-Costa del Silencio and Arona Rural. In all of them you will find an excellent range of beaches, leisure activities, outdoor activities, wonderful landscapes and a traditional Canarian atmosphere.

The tranquillity and beauty of the coastline and the richness of its marine life are the great assets of the Las Galletas-Costa del Silencio area. Further inland is the Arona Rural area, i.e. rural Arona, where you can also visit the historic centre of Arona, the municipality's main town.

Equipment description:

Completely renovated and modernised

Sewerage system up to the outside connection new with Teflon-coated water pipes

Installation of an upstream separate drainage shaft for the sewerage system

7 separate circuits for the lighting in the house
Soundproof thermopane windows throughout the house
Solar system
Possibility of complete disconnection from the electricity system to be self-sufficient
Alarm system throughout the house
Stair railing is available and prepared for installation if desired
Modern kitchen equipped with high-quality kitchen appliances (Bosch), dishwasher, extractor fan, induction hob, fridge combination
Furniture by arrangement

Other information:

There is an underground car park where parking spaces can be purchased or rented at any time

Convenient outdoor parking space, providing a safe and accessible home for your vehicle without detracting from the charm of the exterior

Nearby, the seller also offers a spacious storage room, ideal for additional storage space and organising your treasures for sale

Technical room on the roof terrace

Investment property in the sun-drenched south of Tenerife

images





