



**KENSINGTON**<sup>®</sup>  
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# Luxurious atico duplex in a privileged location



## general:

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<b>object number external:</b>	KPTC1805	<b>as from:</b>	23.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>place:</b>	38400 Puerto de La Cruz
<b>living space:</b>	96,00 m <sup>2</sup>	<b>Floor space:</b>	130,00 m <sup>2</sup>
<b>floor:</b>	3	<b>Number of Rooms:</b>	3,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	1,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	modernized

## prices:

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<b>purchase price:</b>	515.000,00 €	<b>house money:</b>	234,00 €
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## energy certificate:

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## contact person:

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<b>company:</b>	EV Immobilienmanagement Teneriffa S.L.	<b>name:</b>	Oliver Brüderle
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## Infrastructure:

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<b>Highway :</b>	1 km
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## Description:

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Experience luxury living in this exquisite duplex flat for sale over 2 floors in the heart of Puerto de La Cruz.

This modernised flat offers a generous 96 m<sup>2</sup> of living space and 130 m<sup>2</sup> of usable space, making it the perfect retreat for discerning buyers. Enter a home with a light-filled living room with an integrated, fully equipped kitchen, an elegant bedroom and a stylish bathroom on the entrance level, with large balconies where you can enjoy the marvellous views in the fantastic climate of Puerto.

A staircase leads to the spacious second living and bedroom with a high ceiling and an additional bathroom with WC, from here you can access the upper terrace, which offers a beautiful view of the Orotava Valley above.

The flat was last modernised in 2019 and is characterised by high-quality laminate flooring and tiles, which underline a contemporary living style. The fully equipped fitted kitchen with open-plan design and kitchen island fulfils the culinary dreams of every amateur chef and invites you to enjoy convivial evenings.

Enjoy the spectacular view of the horizon and the sea from your own south-east and south-west-facing terrace or balcony and unwind. On hot summer days, the large pool of this exclusive and well-kept complex offers you a welcome way to cool off.

This stylish property is located in a building with a total of four floors and, thanks to its location in Puerto de La Cruz, in the Taoro Park area, promises a life in harmony with nature, combined with all the amenities of urban living.

Seize the opportunity and acquire a property that combines modern design with functionality.

The complex, which can be accessed from two sides, offers plenty of parking facilities and the possibility of renting a garage.

## Location:

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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.

## images

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