



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Modernised house on two levels with large plot and sea views



## general:

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|                                  |                         |                                  |                       |
|----------------------------------|-------------------------|----------------------------------|-----------------------|
| <b>object number external:</b>   | KPTC1749                | <b>Date:</b>                     | 03.10.2024            |
| <b>usage:</b>                    | habitation              | <b>marketing method:</b>         | purchase              |
| <b>property:</b>                 | House                   | <b>place:</b>                    | 38360 El Sauzal       |
| <b>living space:</b>             | 286,00 m <sup>2</sup>   | <b>Floor space:</b>              | 328,00 m <sup>2</sup> |
| <b>Total size of site:</b>       | 1.097,00 m <sup>2</sup> | <b>Number of Rooms:</b>          | 6,0                   |
| <b>Number of bedrooms:</b>       | 4,0                     | <b>Number of bathrooms:</b>      | 2,0                   |
| <b>Number of sep. bathrooms:</b> | 1,0                     | <b>number of parking spaces:</b> | 5,0                   |
| <b>Condition:</b>                | groomed                 |                                  |                       |

## prices:

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|                               |              |                        |        |
|-------------------------------|--------------|------------------------|--------|
| <b>outside parking space:</b> | 0,00 €       | <b>parking garage:</b> | 0,00 € |
| <b>purchase price:</b>        | 685.000,00 € |                        |        |

## energy certificate:

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**beaconing:** electric, solar

## contact person:

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|---|---|
| <b>company:</b> EV Immobilienmanagement Teneriffa S.L.          | <b>name:</b> Oliver Brüderle                        |
| <b>street:</b> Marqués Villanueva del Prado 1, Edf. Casablanca, | <b>place:</b> 38400 Puerto De La Cruz               |
| <b>phone:</b> +34 674 084140-92                                 | <b>Email:</b> tenerife@kensington-international.com |

## Infrastructure:

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**Highway :** 3 km

## Description:

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Welcome to your new dream home in El Sauzal! This well-kept detached house with a large garden exudes charming flair and modern comfort and offers you unrivalled views of the sea, the north coast of Tenerife and the Teide.

The house is spread over two floors and has a total of six rooms, including four bedrooms with terrace access and two modern bathrooms.

Enter your home and enjoy the living ambience in the bright rooms that run through the entire house.

The living room has floor-to-ceiling windows that open onto the balcony, giving you the feeling of sitting outside. A cosy conservatory adjoins the living area.

The fitted kitchen on the upper floor is small but perfectly formed. There is plenty of storage space in the practical utility room next door with separate access to the terrace.

The property has a total of four bedrooms with access to the outside area, as well as two modern bathrooms with walk-in showers and a guest toilet.

Spend pleasant hours on one of the various terraces so that you can enjoy the sun at any time of day. An additional balcony with great views of the Atlantic and the Teide completes the offer of this attractive house.

El Sauzal, known for its picturesque location right by the sea, offers a perfect combination of tranquillity and good infrastructure. Take this unique opportunity and make this stylish house your new home. A dream for anyone looking for something special!

## Location:

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El Sauzal is considered one of the most beautiful communities in all of Tenerife. Halfway between Santa Cruz and Puerto de la Cruz, this quiet, charming town has fantastic views of the Teide and the sea. The northern airport can be reached within a few minutes by car. El Sauzal has a very good infrastructure and offers everything that is needed for everyday life and leisure activities. The absolute highlights include the Casa de la Miel y del Vino with the best honeys and wines on the island. A popular golf club in the immediate vicinity is another argument for settling in this area. Not far from El Sauzal, on the Tacoronte - Tejina road, is a large farmers' market with fruit, vegetables, cheese, honey and spices. The nearest beach, Mesa del Mar near Tacoronte, is only a few kilometres away.

## Equipment description:

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Upper floor:

Living room with dining area.

Conservatory.

Kitchen: induction hob, oven, dishwasher. Next door: utility room with fridge-freezer, washing machine and tumble dryer.

Master bedroom with en-suite bathroom (walk-in shower, washbasin, toilet, window).

Guest toilet.

Lower floor:  
Three bedrooms.  
Bathroom with walk-in shower, washbasin, toilet and window.

## Other information:

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Electric floor heating in the bedrooms and the bathroom on the lower living level.  
Solar system for hot water.

## images

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