



KENSINGTON[®]
Finest Properties International

Your investment in the south of Tenerife



general:

object number external:	KPTC1445	as from:	14.04.2024
usage:	habitation	marketing method:	purchase
property:	flat	place:	38639 Amarilla Golf
living space:	64,70 m ²	Floor space:	92,55 m ²
Number of Rooms:	3,0	Number of bedrooms:	2,0
Number of bathrooms:	1,0	Condition:	as new

prices:

purchase price: 281.000,00 €

energy certificate:

age group: ohne **beaconing:** solar

contact person:

company: Finest Properties Canary Islands S.L.	name: Oliver Brüderle
street: de Bruselas 18, Edf. Terrazas del Duque I, local 5	place: 38660 Costa Adeje
phone: +34 674 34 40 92	Email: tenerife@kensington-international.com

Infrastructure:

Highway : 4 km

Description:

A new apart-hotel is being built on the south coast of Tenerife, where you can purchase one of the flats as an investment.

There are flats for sale with one or two bedrooms, as well as a bathroom and a living room with integrated kitchen and terrace. The purchase price does not include any furniture except for the kitchen equipment (ceramic hob, oven, refrigerator and dishwasher) and bathroom equipment (sanitary facilities and shower).

In addition to the typical hotel installations, such as reception, restaurant and bar, there will also be a fitness room,

three pools, a business centre, a communal garden, various roof terraces and a car park, as well as general storage rooms.

This project is ideal for buyers looking for a financial investment. After purchase, there will be a fixed lease to the hotel operating company. A fixed interest of 3.5% on the net purchase price (less expenses), as well as a variable interest according to the profit of the operating company are guaranteed. A profitability of 6% is estimated. The free owner-occupancy of the flat amounts to one week per year in the early and low seasons; further uses reduce the fixed interest.

The construction of the complex is scheduled to start in early 2023 and last 24 months. Special attention is being focused on residential standards and sustainability in the construction.

Location:

Granadilla de Abona is located in the south of Tenerife. It is also the location of Reina Sofía Airport or Tenerife South. It was inaugurated in 1978 and connects the island with hundreds of Spanish and international destinations. Very close to the airport are the beaches of La Tejita and El Médano, which are very popular with Tenerife residents due to their tranquil ambience and surfing opportunities.

Nature lovers will find a wide range of activities and numerous places to relax and feel at home in the municipality.

images







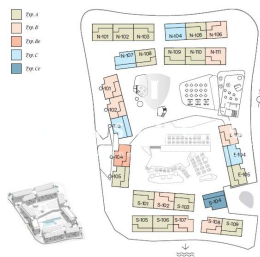




Etage 0



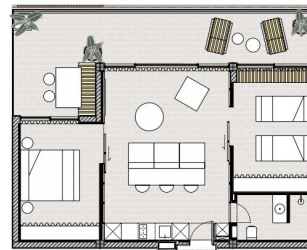
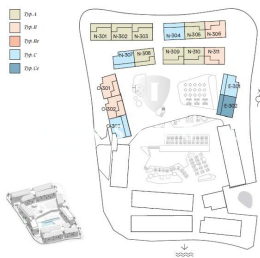
Etage 1



Etage 2



Etage 3



Superficies Construidas
Built surfaces

Apartamento
Apartment

Interior/Interior
64,70 m²

Terraza/Terrace
27,80 m²

Total/Total
92,50 m²

Comunes
Common

Cubiertas/Covered
32,82 m²

Exteriores/Exterior
70,51 m²

