



## 3 sovrum Lägenhet till salu i Arona, Tenerife

325.000€

Ref: 6358

We present this magnificent property located in Los Cristianos, one of the most sought-after areas in the south of Tenerife. With a built area of 87 m<sup>2</sup>, this ground-floor apartment offers comfort, functionality, and an excellent location, making it an ideal choice for families as well as investors.

The home is distributed into three well-lit bedrooms, two full bathrooms, a spacious semi-open kitchen, and a cozy living-dining room. It is sold semi-furnished, ready to move in or to start generating income from the first moment.

Although it does not have a balcony or parking space, its privileged location more than compensates: just a five-minute walk to the beach, surrounded by restaurants, bars, shops, supermarkets (with one right in front!), and all the necessary services for daily life or unforgettable vacations.

The community allows holiday rentals, making it an excellent tourist investment. Additionally, it is perfectly suitable for long-term rentals or for those seeking a primary residence near the sea with all amenities within reach.

Low costs: only €44/month for community fees and €275 annually for IBI.

This property suits various types of buyers:

- Families looking to live in a quiet yet central area
- Investors seeking high vacation or long-term rental yields

People wanting a second residence in Tenerife

- |                     |          |                               |
|---------------------|----------|-------------------------------|
| 3 sovrum            | 2 badrum | 87m <sup>2</sup> Bygg storlek |
| armarios empotrados | ascensor | céntrico                      |
| luminoso            |          |                               |



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