



# Appartement de 2 chambres - San Eugenio Bajo - Garden City

10099

TYPE DE PROPRIÉTÉ	Appartement		
LIEU	San Eugenio Bajo, Adeje		
RÉSIDENTIEL	Garden City		
PISCINE	Piscine communautaire		
VUES	Vue piscine		
VENTE	395 000 €	CODE	10099
CONSTRUIT	78m <sup>2</sup>	UTILE	60m <sup>2</sup>
TERRASSE	18m <sup>2</sup>	CUISINE	Americaine
CHAMBRES À COUCHER	2	SALLES DE BAIN	1
ÉTAGE	1	MOBILIER	Meublé

## INVESTMENT APARTMENT IN THE HEART OF COSTA ADEJE - GENERATING INCOME FROM DAY ONE

Asten Realty is pleased to present an exceptional property located in one of the most renowned and sought-after tourist complexes in southern Tenerife - Garden City in San Eugenio Bajo.

This property is an excellent opportunity both for those dreaming of owning a holiday home in one of the sunniest parts of the island and for investors looking for a property capable of generating stable rental income.

The apartment offers a total area of 78 m<sup>2</sup>, including 60 m<sup>2</sup> of interior living space and an 18 m<sup>2</sup> spacious terrace with pleasant views of the swimming pool.

The layout includes:

- spacious living room with open-plan kitchen
- two separate bedrooms
- bathroom
- large terrace, ideal for relaxing and enjoying Tenerife's excellent climate all year round

The apartment has been renovated and is sold fully furnished and equipped. It is ready for immediate occupancy or for

continuing its successful tourist rental activity without any additional investment.

#### LOCATION

Garden City is situated in the heart of San Eugenio Bajo, one of the most prestigious and desirable areas of Costa Adeje. The nearest beach, Playa de Troya, is located only approximately 300 metres from the complex, around a 4-minute walk away. Puerto Colón, the seafront promenade, numerous restaurants, cafés, bars and tourist attractions are all within easy walking distance.

Another major advantage is the proximity to San Eugenio Shopping Centre, located just 150 metres from the complex. Supermarkets, shops, pharmacies, banks and all essential services can be found nearby, making the property ideal both as a holiday home and as an investment.

This location attracts visitors from all over Europe throughout the year, ensuring excellent rental demand and strong investment potential.

#### THE COMPLEX

Garden City is one of the best-known apartment complexes in Costa Adeje, highly valued for its prime location and well-developed tourist infrastructure.

Residents and guests can enjoy two swimming pools, including one heated pool, allowing year-round use. The complex also features a pool bar, providing the perfect setting to relax and enjoy the holiday atmosphere.

The complex is monitored and secured, ensuring a high level of comfort and safety for both residents and guests.

The beautifully maintained communal areas include landscaped gardens and green spaces that create a pleasant tropical environment. The complex also offers lifts and a reception service supporting tourist rentals.

#### INVESTMENT HIGHLIGHTS

The property is currently operating as a successful tourist rental and already has confirmed bookings through March 2027.

The sale includes the transfer of all existing reservations to the new owner, who will receive the full income generated by those bookings.

Current average rental rates are approximately €110 - 120 per night, with significantly higher rates achieved during peak season and the Christmas and New Year period.

An additional advantage is the possibility of legally operating tourist rentals with the support of the complex reception. Owners may attract guests independently through Airbnb or other marketing channels while using the reception services for guest assistance, check-in, check-out and cleaning coordination. Full rental management by the complex operator is also available.

As a result, this property represents a turnkey investment opportunity capable of generating income from the very first day of ownership.

#### MAINTENANCE COSTS

Community Fee:€125/month

IBI:€350/year

Ref. Asten Realty:10099

If you are looking for a property in one of the best locations in Costa Adeje that combines personal enjoyment with excellent investment potential, this opportunity deserves your attention.



