



# Seafront 1 Bedroom Apartment - Los Cristianos - Costamar

9095

PROPERTY TYPE	<b>Apartment</b>
LOCATION	<b>Los Cristianos, Arona</b>
COMPLEX	<b>Costamar</b>
POOL	<b>Communal pool</b>
VIEWS	<b>Ocean view, Mountain view</b>

SALE	<b>315 000 €</b>	REFERENCE	<b>9095</b>
BUILT AREA	<b>57m<sup>2</sup></b>	LIVING AREA	<b>45m<sup>2</sup></b>
TERRACE	<b>12m<sup>2</sup></b>	KITCHEN	<b>Separate</b>
BEDROOMS	<b>1</b>	BATHROOMS	<b>1</b>
FLOOR	<b>2</b>	FURNITURE	<b>Fully</b>

Spectacular corner apartment in an ocean-front location in Los Cristianos. With the kitchen and bathroom completely refurbished in summer 2022, decorated and furnished with taste, this apartment has wonderful ocean and mountain views. It has a double bedroom with fitted closet, a living room with sofa bed, an open kitchen with hob and gas oven, bathroom with window overlooking the port of Los Cristianos and the fantastic terrace with views and privacy. Comes for sale fully furnished and equipped.

The complex has 2 swimming pools - one for children and one for adults, a large communal sunbathing area, as well as a supermarket and a bar. The complex is located in a very quiet but very well trafficked area, right in front of the sea, a promenade and close to everything you need. It is within walking distance of supermarkets, bus stops and the beach of Los Tarajales. The center of Los Cristianos and Las Vistas beach are just a few minutes walk away.

The building is wheelchair friendly.

The apartment is available for short-term rental and has demonstrable profitability. It holds a vacation rental license (Vv) according to the new 2025 regulations. The license is under the name of an operating company. The new owners can continue renting the apartment if they maintain the contract with the operator. It is sold with active bookings that must be

honored by the new owners.

Sale subject to execution of the deed of sale from December 15, 2026 onwards.

Community fees: €139 / month, which include water, gas and electricity.

IBI: €243 / year.

Year of construction: 1974.

Reform of the kitchen and bathroom: 2022.

Reference on the website of Asten Realty - 9095.

