

## Spacious Centrally Located Two Bedroom Apartment



**Reference:** 8887C  
**Area/Town:** Los Cristianos  
**Complex:** San Marino  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €415,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 1
- **Internal (m2):** 96 m<sup>2</sup>
- **Floor level:** Ground

- **Community:** Children's Pool, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Condition - Good, Fitted Wardrobes, Spacious Accommodation
- **Exterior:** Terrace
- **Location:** Conveniently Situated For Golf, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Living Room With Dining Area
- **Views:** Town
- **Additional:** One Level, Security Grills

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Clear Blue Skies is pleased to present this attractive two bedroom apartment in the absolute heart of bustling Los Cristianos.

Los Cristianos, once a sleepy fishing port, was the original tourist destination in southern Tenerife. It has grown over the years into a thriving and cosmopolitan town popular with both residents, tourists and second home owners alike. It offers every local amenity you could wish for; bars, restaurants, shops, supermarkets and much more are all on your doorstep and the beach is only a short downhill stroll away. Los Cristianos remains a busy port and is the perfect base to island hop by fast ferry to one of the neighbouring, smaller Canary Islands. The transport links from here could not be better with the motorway access just a two minute drive away and the public bus service operating in all directions from the closely located bus station.

San Marino is a secure and very popular complex of apartments which, whilst conveniently offering community parking, is the perfect spot for those looking for a property where driving is not a necessity. The complex is well maintained and has a lovely community pool area with large heated swimming pool, perfect for those looking to enjoy year round swimming and sunbathing, as well a separate smaller children's pool.

Ideally situated in a central location, just a short walk from the beach and local amenities, this ground floor apartment offers spacious accommodation and excellent potential. The property features a spacious living area of 96m<sup>2</sup> consisting of a lounge with dining area opening onto an enclosed terrace, perfect for relaxing or entertaining. The American-style kitchen is semi open with breakfast bar seating, creating a sociable and functional living space. There are two comfortable bedrooms both with fitted wardrobes — a twin bedroom and a double bedroom with direct access to a second enclosed terrace. Both terraces provide additional living areas, ideal for year-round use. While the apartment would benefit from some areas of modernization, it presents a fantastic opportunity for buyers seeking to update and personalize a property in a highly desirable area.

In conclusion, with such easy access, it's central setting, and being within easy walking distance to the beach, this property is perfectly suited as a holiday home, investment opportunity, or permanent residence so please don't delay to contact our Fañabé Plaza office for more details or to arrange an accompanied viewing.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.

