

Terraced House In Gran Canaria



Price: **305500 €**

Town: San Nicolas De Tolentino
Zone: Los caserones gran canaria

1

Type: terraced house

No. bathrooms: 2

No. bedrooms: 3

Property Descriptions

What an interesting property! A complete building that includes a bar-restaurant on the main floor as well as a house with a roof terrace with incredible views.

Imagine a house with a facade that looks directly onto the waves. From the main floor, a bar-restaurant with its terrace would be a vibrant meeting point, where customers would enjoy their meals and drinks with the sea breeze caressing their faces. The possibility of this municipal terrace further expands the business's potential.

Despite needing interior renovation, this property has enormous potential thanks to its prime location, the active bar-restaurant license, and the rooftop terrace. Definitely an opportunity for forward-thinking investors!

Upstairs, this central hallway would connect light-filled spaces. The master bedroom should be a true oasis, with the sound of the sea as a soundtrack and those privileged views of the avenue. The ensuite bathroom would add comfort and privacy. The second bedroom would offer a tranquil space, while the third bedroom with direct sea views would be a treat for the senses every morning. The functional kitchen would be waiting for a renovation to become the heart of the home.

Finally, that rooftop terrace... A blank canvas bordered by the sky and the sea! I imagine it as a chill-out space, a solarium, or even a small garden with panoramic views of the entire coast and nearby attractions.

And yes, the idea of transforming it into two apartments and a penthouse sounds very appealing. Given the beachfront location and spectacular views, these future apartments would be in extremely high demand, whether for vacation rentals or permanent residences. The penthouse, with its exclusive access to the rooftop, could become a unique gem.

How wonderful! Having the "Charco de la Aldea" so close, along with the variety of bars, restaurants, and relaxation areas right on the beach, adds even more value to the property. I imagine future residents or tourists enjoying the convenience of having all this just a stone's throw from their home. Proximity to these attractions not only improves the quality of life but also increases the property's attractiveness for rental or sale.

***Property Viewings*:** All those interested in viewing the property must present a valid ID, such as a DNI, NIE (National Identity Document), or passport, prior to the viewing. They will also be required to sign a viewing sheet upon entering the property.

Additional information:

- Use of the property is always subject to current legislation.
- The sale price does not include taxes or purchase expenses, such as the Property Transfer Tax (6.5% or 1% for first-time transfers, plus the corresponding IGIC (Investment Tax) in the latter case), Property Registry, notary, and agency fees.
- Property information is subject to possible errors and involuntary changes.













