

## Exceptional Townhouse in Top Location of Charco de San Ginés, Arrecife

Arrecife 895.000€ / £771,000 Ref: 2084

Semi-detached Villa 6 Bedrooms 6 Bathrooms

Floor area: 336m<sup>2</sup>

Plot area: 123m<sup>2</sup>

Rare opportunity to own an exclusive townhouse in one of Lanzarote's most sought-after locations. Arguably among the most stunning properties in Arrecife -the island's vibrant capital- this residence enjoys a privileged position just steps from the picturesque Charco de San Ginés lagoon lined with popular tapas bars, cozy cafés and restaurants. The property is also ideally located near Marina Lanzarote, the main yacht harbour, as well as Playa El Reducto beach, and a wide range of shopping, dining and leisure facilities.

The property features a top-floor, three-bedroom penthouse, accompanied by a fully integrated yet self-contained three-bedroom apartment.

Spanning approximately 336 m<sup>2</sup> across four floors, the home features six spacious, modern bedrooms -each with built-in wardrobes or walk-in dressing rooms- and all with high-quality ensuite bathrooms equipped with either showers or bathtubs. A separate guest toilet is also available.

The top floor offers a penthouse with a bright and expansive living room and a fireplace, opening onto a beautiful and generous terrace with a pergola and views of Charco de San Ginés. This level also includes a large dining area and an open-plan kitchen outfitted with premium appliances, ideal for both entertaining and everyday living.

The first floor comprises three well-proportioned bedrooms, each with its own en-suite bathroom featuring high-quality fixtures and finishes. A separate utility room provides additional functionality.







On the raised ground floor, a fully integrated and self-contained apartment offers a bright and spacious living-dining area, a modern open-plan kitchen, a generous master bedroom with en-suite bathroom, and a walk-in wardrobe. Two further bedrooms, each with their own en-suite bathrooms, are located on the ground floor of the apartment. The space is perfectly suited for accommodating visiting friends and family or can continue to serve as a high-performing holiday rental.

For the past seven years, the apartment has been successfully operated as a fully licensed and profitable vacation rental, offering a turnkey investment opportunity with an established business in place.

The property has been finished to a high standard throughout, featuring premium materials such as parquet flooring, aluminium-framed windows, an integrated alarm system, built-in sound system, video intercom, and high-speed internet connectivity.

Additional highlights include an integrated private garage and the potential to add an additional floor, subject to planning approval. The townhouse has been immaculately maintained and is presented in excellent overall condition.

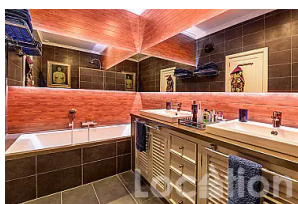
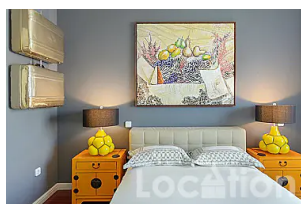
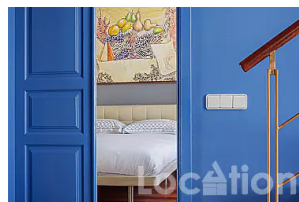
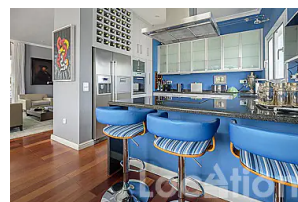
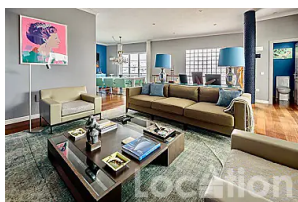
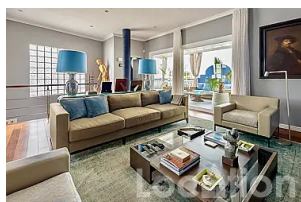
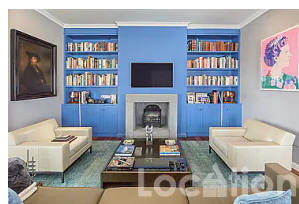
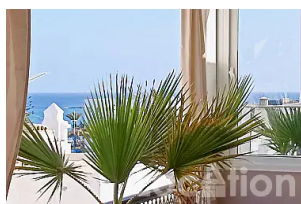
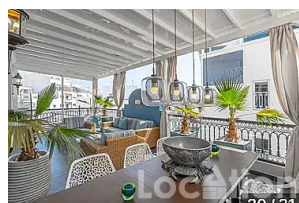
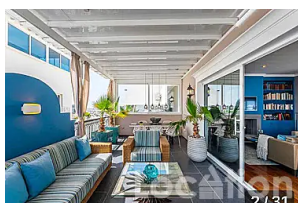
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 <i>Parking:</i> Garage	 <i>External:</i> Terrace	 <i>Pool:</i> None
 <i>Outlook:</i> city view	 <i>Furniture:</i> Unfurnished	 <i>Lift:</i> None

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<i>Rates:</i> 1.044€ p/a / £900	<i>Bin collection:</i> 70€ p/a / £60
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<https://en.location-lanzarote.com/2084>

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