



## Stunning Apartment in Prime Location of Charco de San Ginés, Arrecife

Arrecife 415.000€ / £357,000 Ref: 2263

1st Floor Apartment 3 Bedrooms 3 Bathrooms

Floor area: 139m<sup>2</sup>

An exclusive three-bedroom apartment situated on the beautiful island of Lanzarote in the Canary Islands. Just steps from the charming lagoon of Charco de San Ginés in Arrecife, the island's capital, the property is surrounded by cozy restaurants, tapas bars, and cafés. Marina Lanzarote and its yacht harbour are within easy reach, as well as Playa El Reducto beach and the city's main shopping areas.

The apartment occupies the two lower floors of a beautiful two-unit townhouse, spanning approximately 139 m<sup>2</sup> in living space. The home features three 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.

On the raised ground floor is a large living-dining area, an open and modern fitted kitchen, a spacious bedroom with master bathroom and a walk-in closet. The apartment has two additional bedrooms on the ground floor. For the past seven years, this apartment has been successfully operated as a fully licensed and profitable vacation rental, also offering a turnkey investment opportunity with an established business in place.

Use of high quality materials throughout, and fitted with parquet flooring, aluminium windows, video intercom, and high-speed internet connection.

The apartment is offered partially furnished, has been immaculately maintained, and is presented in excellent overall condition.

Additionally, there is the option to purchase a separate, fully integrated and self-contained three-bedroom penthouse occupying the top two floors of the two-unit townhouse. The penthouse offers a bright and expansive living room and a fireplace on the top floor, 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. Additional highlights of the penthouse include an integrated private garage and the potential to add an additional floor, subject to planning approval.

 *Parking:* None

 *External:* None

 *Pool:* None

 *Outlook:* city view

 *Furniture:* Unfurnished

 *Lift:* None



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