Location

Ref: 2269

Phone: **+34 928 827 257** Email: **info@location-lanzarote.com**

EXCLUSIVE - Detached Villa, two - story, centrical in Costa Teguise

Costa Teguise 525.000€ / £452,000 Ref: 2269

Detached Duplex 3 Bedrooms 2 Bathrooms

Floor area: 119m² *Plot area:* 200m²

Two-story house for sale with 119 m² of living space on a private 200 m² plot in a gated community. (Press **video** to see more!)

Located in a small, quiet residential area, this property is ideal for those who value privacy without sacrificing comfort.

Ground Floor: Spacious, semi-open living-dining room with high ceilings that maximize natural light. Opposite the dining area is a welcoming covered terrace, perfect for year-round enjoyment. A modern, fully equipped kitchen with a separate laundry room and access to the garden is also located on this floor. A master bedroom with an en-suite bathroom and dressing room is also situated on this floor.

The upper floor consits of two additional bedrooms, each with its own private balcony, and a full bathroom.

Exterior: Private garden and terrace in an unbeatable location.

Located in a private and discreet community, with parking facilities directly in front of the complex, just a 2-minute walk from the International School, the Pueblo Marinero, supermarkets, shops, bars/restaurants, bus station and banks.

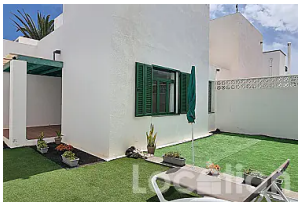
This is a unique opportunity because houses in such a central location rarely come on the market.

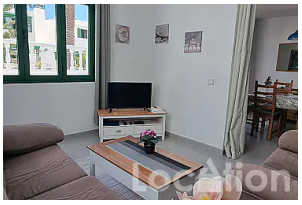
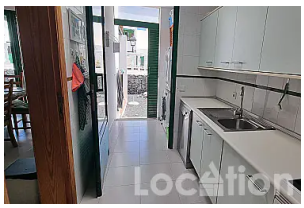
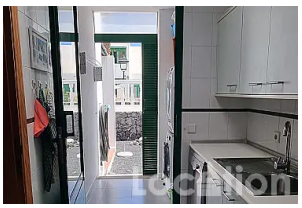
This is an exceptional opportunity to acquire a detached home in an area where the supply is practically non-existent.

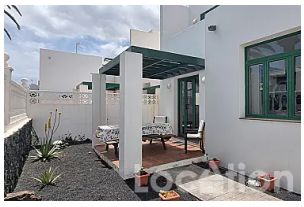
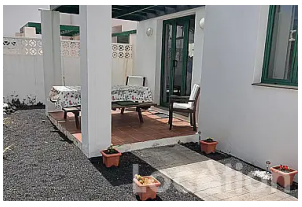
Parking: Off street *External:* Garden *Pool:* None

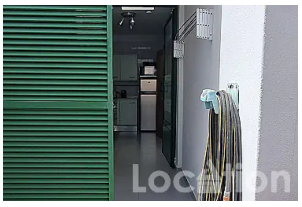
Outlook: None *Furniture:* fully furnished *Lift:* None

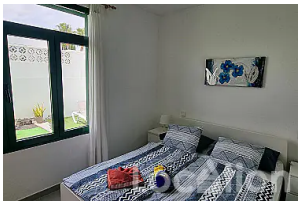
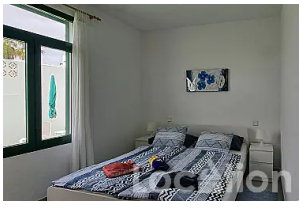
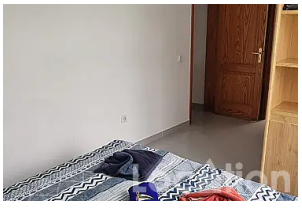
Maintenance fee: 600€ p/a / £520 *Rates:* 575€ p/a / £500 *Bin collection:* 75€ p/a / £60





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