

**Tenerife Properties For Sale Belgaten S.L.**  
**Tel: +34 922 797 877 or +34 607 387 545**  
**E-mail: info@tenerifepropertiesforsale.com**  
**www.tenerifepropertiesforsale.com**  
**Centro Comercial Parque Santiago 6,**  
**Oficina 13, Los Cristianos, Arona**



**Price: 189,500 Euros**  
**Complex: CALEDONIA PARK**  
**Location: San Eugenio Alto**  
**Type: Townhouse**  
**Bedrooms: 1**  
**Bathrooms: 1**  
**Reference: 1SE2465**  
**Built size: 48,80m2**  
**Terrace size: 16,65m2**  
**Plot size: m2**



A unique opportunity presents itself with this exceptional duplex located in San Eugenio, within the Caledonia Park residential complex. Ideally located on the first floor, this duplex offers a comfortable and modern living space, perfect for a primary residence or a sunny getaway.

With a spacious bedroom, a bathroom and an open kitchen on the main floor, this duplex offers a cosy and functional atmosphere. With an interior area of 48.80 m<sup>2</sup>, every corner of this space has been carefully designed to optimize comfort and convenience.

A notable feature of this duplex is its generous 16.65 m<sup>2</sup> terrace, which offers an ideal space to relax outdoors and enjoy the gentle island breezes. With views to the west, you can admire beautiful sunsets while relaxing on your terrace.

The resort's facilities include a communal swimming pool, perfect for cooling off on hot days, as well as tennis court. In addition, an open, communal garage ensures the safety of your vehicle.

This duplex is sold fully furnished and renovated, with air conditioning and all appliances included, thus offering a modern and comfortable living environment from the moment you arrive.

In addition, its privileged location puts you just a 10-minute walk from the beach, allowing you to fully enjoy the beach lifestyle of Tenerife.

With a monthly community fee of just €89 and an annual property tax (IBI) of €240, this duplex represents a smart investment for those looking for a practical and affordable place to live or holiday in Tenerife.

Don't miss this opportunity to own a duplex in one of the most sought-after areas of Tenerife. Contact us now to arrange a viewing and discover the irresistible charm of this duplex in San Eugenio.

- \* Distance to Sea: 900 M
- \* Community Swimming Pool
- \* Furnished
- \* Standard Furnishing
- \* Garage



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\* Year of Construction: 1988  
\* Energy Certificate Pending



More info at



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