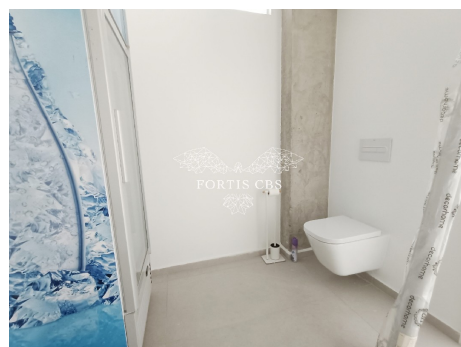
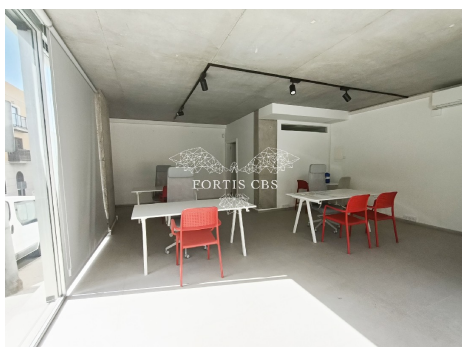


Very Attractive Local in Recently Constructed Building in Central Adeje



Reference: 8866
Area/Town: Adeje
Complex: Edificio Alse
Type: Business (Investment & Commercial property)
Tags: Local
Ownership: freehold
Status: For Sale
Price: €215,000
Energy Efficiency Rating: Pending

- **Internal (m2):** 47 m²
- **Terrace (m2):** 19 m²
- **Year Constructed:** 2021
- **Floor level:** Ground

Very Attractive Local in Recently Constructed Building in Central Adeje

Fortis CBS is pleased to offer for sale, this very well situated commercial premises in a recently constructed building in the bustling centre of historical Adeje town.

Adeje is a traditional yet sophisticated historical town in south Tenerife. Its tree lined avenues and relaxed al fresco style cafes and restaurants set a cosmopolitan scene, and the town is the home of many significant cultural events. It has a thriving local and international community and has some of the best public facilities in the south of the island. It is also just a short drive to the main coastal resorts of Costa Adeje including the five star areas of Del Duque and La Caleta, with their fantastic beaches, shopping malls and bars and restaurants. It has easy access to Playa de las Americas and Los Cristianos and is close to the TF1 motorway so the Tenerife South airport is only a twenty five minute drive away and the Siam Park and Siam Mall is about fifteen minutes by car.

This bright and airy local (shop premises) is located on the ground floor of a new building in the centre of town, close to the Town Hall and all the local businesses and with a brand new large, public carpark adjacent, it really is right in the administrative and commercial heart of Adeje town.

This local has 47m² internally, has ample glass frontage and already incorporates a separate WC and utility room. It also enjoys a good size front terrace of 19m² making it a very attractive and versatile option for all types of business purposes.

The building itself is modern and bright with lift access to all levels and an attractive communal pool area on the roof level. There is also the possibility of acquiring a garage space in the communal garage for an additional price.

This is an attractive option in a busy central location with lots of foot traffic and convenient nearby parking for both staff and customers alike. If this sounds attractive to you and your business, please don't hesitate to contact us.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.

