



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

Arrecife 590.000€ / £508,000 Ref: 2262

🏠 Penthouse Apartment 🛏️ 3 Bedrooms 🚿 4 Bathrooms

Floor area: 234m<sup>2</sup>

Rare opportunity to own an exclusive duplex penthouse apartment 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 penthouse occupies the top two floors of a beautiful two-unit townhouse, spanning approximately 234 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. A separate guest toilet is also available.

The top floor offers 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.

The penthouse 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 penthouse 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 apartment occupying the lower floors of the two-unit townhouse. This particular 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. For the past seven years, this apartment has been successfully operated as a fully licensed and profitable vacation rental, offering a turnkey investment opportunity with an established business in place.

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 *Parking:* Allocated Space

 *External:* Terrace

 *Pool:* None

 *Outlook:* city view

 *Furniture:* Unfurnished

 *Lift:* None



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