

## villa for sale Maroñas, Noya



Borza Real Estate presents for sale a detached house or villa for sale on Camino la Balsa, Buzanada. With quick access to the TF1. Located in a gated community with 24-hour video surveillance and an electric gate for access to the development. ~In the heart of southern Arona, where the land preserves its agricultural essence and the horizon opens under the Atlantic sky, you will find this extraordinary house or villa that combines tradition, spaciousness, and multiple possibilities of use. ~~Built on a 502 m2 plot, this property offers the perfect balance between privacy, functionality, and future potential. A peaceful setting, surrounded by neighboring estates, where nature and serenity take center stage. ~~ A property with soul and potential ~On the plot stands a two-story single-family building above ground level, complemented by an independent annex volume. In total, the property offers approximately: ~276.57 m2 built ~235.39 m2 usable ~A generous, versatile space carefully distributed to combine living, professional activity, or personal projects. ~~ Distribution designed for enjoyment ~ Ground floor: ~Independent kitchen, spacious living room, sitting room, two bedrooms, bathroom, hallway, and terrace. A cozy and functional space for daily life. ~~ Upper floor: ~ Additional living room, two bedrooms, bathroom, storage room, and terraces —both covered and uncovered— allowing you to enjoy natural light and open views. ~~ Annex volume: ~Independent studio with toilet and private terrace, ideal as a guest space, professional office, rental unit, or creative area. ~~All building areas have independent access. ~~ Exteriors that add value ~The house or villa also features: ~Covered area designated for parking 2 Cars ~Spacious open leisure areas ~Outdoor areas linked to residential use ~Land with multiple: recreational, or investment possibilities ~~A unique opportunity ~~This property is ideal for those seeking: ~A spacious and peaceful home, with a privileged location and quick access to the TF1. Visible from the property. ~A home that combines space, independence, and potential, in one of the most sought-after areas in southern Tenerife. ~~If you are looking for a property with character, space, and real development possibilities, this House or Villa in Arona is much more than a home: it is a lifestyle. ~~Price: € 580,000 ~Community: € 67/ annually ~IBI: € 168/ year ~~More information contact: ~Mobile: + (please use the form to respond ) ~Email: flor1. (please use the form to respond ) ~ (please use the form to respond )

### property details

Spanishstate  
id: 6350545

### contact

real estate agent:  
name: Borza Real Estate  
Borza Real Estate Borza

reference:: **607**  
close to/ located: **Maroñas**  
region: **Noya**  
property type: **villa**  
rooms: **5**  
property surface: **276 m2**  
surface plot: **502 m2**  
price: **€ 580.000**

spreekt:  
telefoon:

**Real Estate**  
**not available**  
**+34657602561**