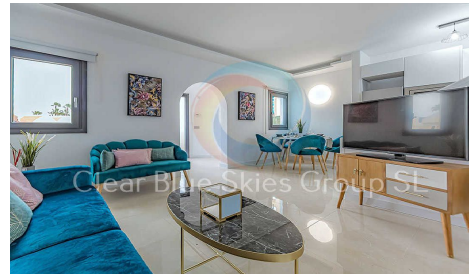


Fantastic Holiday and Rental Investment Opportunity



Reference: 8357
Locality: Golf del Sur
Complex: Ocean Boulevard
Type: House (Townhouse)
Status: For Sale
Price: €277,780
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 1
- **Guest Toilets:** 1
- **Internal (m2):** 77 m²
- **Terrace (m2):** 35 m²
- **Floors:** 2

- **Community:** Children's Pool, Community Garden, Heated Outdoor Pool
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Modern Style, Newly Built, Stylish Accommodation
- **Exterior:** Private terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area, Lounge
- **Views:** Pool
- **Additional:** Air Conditioning, Dishwasher, Microwave, Oven

Fantastic Holiday and Rental Investment Opportunity

Clear Blue Skies Group SL is delighted to present this fantastic opportunity to purchase a lovely two bedroom townhouse on a small touristic complex called Ocean Boulevard, which features a communal heated pool, and is located only a short stroll from the Atlantic Ocean and all of the amenities on Golf del Sur in the south of Tenerife.

Golf del Sur is located one junction south on the TF1 motorway from the Tenerife South airport, and around a twenty minute drive to the major resort towns in the south of Tenerife, namely Los Cristianos and Playa de las Americas and to other parts of Costa Adeje. Starting life only as a golf course, Golf del Sur is now a resort town in its own right, along with nearby Amarilla Golf, meaning one has two top quality golf courses on the doorstep. In San Blas, the commercial centre, one can find an wide array of shops, bars, restaurants, a church, a doctor's surgery etc. Also there are a number of bars and restaurants all around the golf urbanization, including in the area of San Miguel marina.

Ocean Boulevard is a gated touristic complex comprising of 31 houses, finished in a modern style with quality materials and presented as new. Every property features air conditioning throughout and has a living area of 77m² which is distributed over two floors. The ground floor offers an open plan lounge with dining area leading onto a terrace of either 35m² or 59m², a guest toilet and fitted kitchen with appliances, including dishwasher, microwave, oven and fridge freezer. Upstairs, you will find two double bedrooms with fitted wardrobes and a family bathroom with walk in shower.

Also available are furniture packages with a choice of three colours at an additional cost of only 4,000€ which will complete these desirable turn key properties. In addition to all of this, an excellent rental income is guaranteed, as the maximum personal usage is six months; this service ensures a hands off rental process during the time you are not staying at your property and a great return. This fits perfectly for clients who would not be able to spend any more than six months on holiday in Tenerife in any year.

In summary, these properties would make an ideal holiday home and rental investment, less than 10 minutes' drive to the Tenerife South airport and nestled between two beautiful golf courses with lots of amenities available locally. Please contact Clear Blue Skies Group SL today at our friendly office in Fañabé Plaza for further information or to arrange an accompanied visit with one of our Sales Advisor to the show house.

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.

