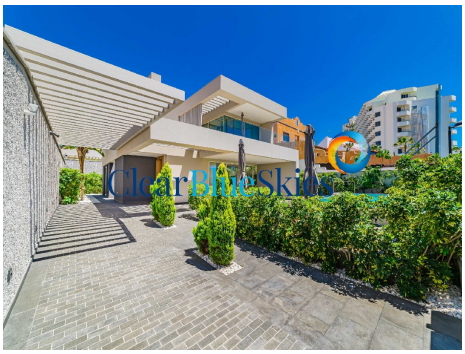
Brand New Villa with Great Architectural Design








Reference: 8390
Area/Town: Playa de Las Americas
Type: House (Villa)
Status: For Sale
Price: €3,250,000
Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 4
- **Guest Toilets:** 1
- **Plot (m2):** 501 m^2
- **Internal (m2):** 254 m^2

- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Stylish Accommodation
- **Exterior:** Private Pool, Roof Terrace, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area, En Suite Bathroom, En Suite Shower Room, Utility Room
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Alarm System, Security System

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Clear Blue Skies Group SL is delighted to present this incredible luxury villa, designed by one of the most prestigious architects in Tenerife, located in the heart of Playa de las Américas and just fifty metres from the ocean, this property is perfectly placed.

Playa de las Americas is arguably the most iconic resort town in the whole of Tenerife; a lively, vibrant area with endless nightlife options, lovely beaches, an abundance of restaurants and many excellent shopping centres. Other parts of the south of Tenerife, in particular the area of Costa Adeje and Los Cristianos, are located nearby, and due to the close proximity of the TF1 motorway, the Tenerife South airport is only twenty minutes drive away.

This contemporary villa is unique and exclusive, not only for its high standard of architecture, but also for its unbeatable location with views to the ocean and the island of La Gomera, making this villa highly desirable. This fantastic villa is built in a modern minimalistic style, but at the same time incorporates warm and pleasant colours inside with marble floors and exquisite Mulberry wood detail. This villa offers privacy and is stylishly presented throughout, and is located on a plot of 501m² with off road parking for two vehicles.

This is a truly exceptional home, distributed over two floors which are connected by a beautiful wooden feature staircase. On the main floor there is an entrance hall leading into the living area, which consists of an open plan kitchen, dining area and living room. The kitchen is in a white minimalistic style, built with top quality materials and fully equipped including high end appliances. The living room is spacious and bright with French windows opening to the gardens, the heated swimming pool, and the sunbathing area. There is also a double en-suite bedroom on this level with fitted wardrobes, a utility room and a guest toilet.

Upstairs is the master bedroom, dressing room, large private terrace and en-suite bathroom with a walk in shower and a bath. Two further double bedrooms, both with fitted wardrobes and en-suite shower rooms are located on this level, and in addition, there is also an external shower.

There is one more floor, accessed by spiral staircase, with a lovely solarium terrace with amazing sea views.

Every detail of this intelligent home is well thought out with many special features including air conditioning throughout, video surveillance and much more. The villa is offered fully furnished and equipped, ready to move in and enjoy. Clear Blue Skies Group SL highly recommend viewing to the most discerning purchasers, please contact our office in Fañabé Plaza for more details and to make arrangements to view.

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.








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