

# ClearBlueSkies

## Two Bedroom Luxury Garden Apartment on Modern Complex



**Reference:** 8460  
**Locality:** Palm Mar  
**Complex:** Las Colinas de Los Menceyes  
**Type:** Apartment  
**Status:** **Sold**  
**Price:** €540,000

**Beds:** 2  
**Baths:** 2  
**Guest Toilets:** 1  
**Internal (m<sup>2</sup>):** 105 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 40 m<sup>2</sup>  
**Year Constructed:** 2020  
**Floor level:** Ground

**Energy Efficiency Rating:**



- **Community:** Community Garden, Community Gym, Gated Complex, Heated Outdoor Pool, Lift, Sports Facilities, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Various Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom
- **Views:** Garden, Pool
- **Additional:** One Level

# Two Bedroom Luxury Garden Apartment on Modern Complex

Clear Blue Skies is honoured to have been exclusively selected to present for sale this wonderful two bedroom garden apartment in the beautiful complex of Las Colinas de los Menceyes in Palm-Mar, which is only a short distance from the TF1 motorway, and fifteen minutes from the Tenerife South Airport and the large south coast resorts of Los Cristianos, Playa de las Americas and Costa Adeje.

Palm-Mar is a very popular resort, located at the southern tip of Tenerife, and has a cosmopolitan, relaxed atmosphere, perhaps enhanced by there being only quality villas and apartment complexes and no hotels. Offering a wide range of local amenities such as classy restaurants, bars and cafes as well as shops and supermarkets, it has everything you need for day to day living, close at hand. The area enjoys a lovely natural rock coastline with seafront promenade and even a stylish beach club, perfect for a sunset cocktail. Palm-Mar is home to some very exciting future developments which will only add to the current popularity and air of exclusivity already felt in this attractive small town.

Las Colinas de Palm-Mar is a recently completed project by a highly regarded construction company which has been responsible for building most of the top quality developments in this area. It is located close to the local nature reserve which is a great place for walking, and the complex consists of eight buildings, each with only sixteen apartments, spread over four floors, all with lift access. In this gated complex, there are two beautiful heated swimming pools surrounded by spacious sun terraces and the complex also offers a modern hi-tech gym, exclusively for residents.

This stylish ground floor apartment is in a great corner position and is incredibly spacious with a living area of over 100m<sup>2</sup>. The kitchen is top quality with island seating and gives access to a covered breakfast terrace whilst the large living area is comfortable and has plenty of natural light. It leads out to a second covered terrace which is a good size and looks towards the very well maintained community gardens. Both bedrooms have direct terrace access and have ample fitted storage as well as enjoying their own en-suite bathroom with double sink units and walk in showers and one with separate bathtub also. There is a further guest toilet and also a convenient laundry room.

This lovely property, which is in immaculate condition throughout and sold including the attractive furniture, includes a private parking space and store room in the community garage and has air conditioning already installed throughout. Viewing of this lovely home is highly recommended to fully appreciate the size and quality of this apartment and only available through Clear Blue Skies as Exclusive Estate Agents. Please contact our friendly Fañabé Plaza office for further information and to arrange an immediate, accompanied visit.

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.

