

Fine Two Bedroom Apartment on High Quality Complex



Reference: 8470C

Locality: Los Cristianos

Complex: Playa Graciosa

Type: Apartment

Status: **Sold**

Price: €413,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m2):** 80 m²
- **Terrace (m2):** 76 m²
- **Floor level:** Ground

- **Community:** Children's Pool, Community Garden, Community Pool, Gated Complex, Heated Outdoor Pool, Sports Facilities, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Condition - Good, Fitted Wardrobes, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Garden, Private terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area
- **Views:** Garden
- **Additional:** One Level

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Clear Blue Skies is delighted to offer this lovely, spacious two bedroom, two bathroom ground floor apartment in the highly regarded Playa Graciosa complex in Los Cristianos.

Los Cristianos is one of the most important resorts in the south of Tenerife along with Playa de las Americas and Costa Adeje. Los Cristianos is the major port in the south of Tenerife, and provides a ferry service to a number of the other Canary Islands. It has several golden sand beaches and a beautiful esplanade which passes from Los Cristianos all the way through the other large resorts all the way to La Caleta, a distance of around 10 km. It also has a vast array of shops, bars, cafes and restaurants and other entertainment venues in this lovely town. Located just off the TF1 motorway, Los Cristianos is only a twenty minutes or so drive from the Tenerife South airport.

Playa Graciosa is a secure gated complex, with two swimming pools (one heated) and a lovely communal area with terracing and tropical gardens in which to relax and enjoy the lovely south Tenerife year round climate. The complex also features sports courts and is very well maintained and only a few minutes walk from the beaches, shops and nightlife of Los Cristianos. All the properties on this lovely complex are of a good size and were constructed with high quality materials.

This fine apartment is spacious (80m²) and bright and is located on the pool level. It consists of two generous bedrooms both with built in storage, and two full bathrooms, and the fully fitted kitchen is independent and leads out to the private garden which features planted areas and pathways which with the terrace extends to 76m². The living area is also a good size and provides direct access to the large sunny terrace (20m²) which has ample space for dining and relaxing and has a pleasant outlook towards the communal gardens and pool area.

This is a top quality apartment which, with the minimum of cosmetic modernisation, will become a very comfortable permanent home or holiday property. It forms part of a highly sought after complex in a great location, and there is also a private parking space and a storeroom included in the price. Clear Blue Skies highly recommend viewing this property, which is offered fully furnished and will undoubtedly attract a lot of interest. Please contact our friendly office in nearby Fañabé Plaza for more details and to make arrangements for an accompanied viewing.

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.

