

## Exquisite Villa in the Ultra Desirable El Duque Area



**Reference:** 8489  
**Locality:** Playa del Duque  
**Complex:** Habitats del Duque  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €3,200,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 5
- **Baths:** 5
- **Plot (m2):** 412 m<sup>2</sup>
- **Internal (m2):** 322 m<sup>2</sup>
- **Terrace (m2):** 310 m<sup>2</sup>
- **Year Constructed:** 2007

- **Decor:** Built to High Standards, Completely Equipped Kitchen, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** BBQ Area, Covered Terrace, Easily Maintained Gardens, Garage, Private Pool, Sunny Terraces, Various Terraces
- **Location:** Good Road Access, Near Amenities, Near Transport, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, En Suite Shower Room, Lounge Dining Area, Marble Bathroom, Office, Utility Room
- **Views:** Garden, Pool, Sea, Town
- **Additional:** Air Conditioning, Alarm System, BBQ, Ideal Family Home, Investment Property, Safe Box, Solar Heating System, Video Entry System

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Clear Blue Skies is honoured to present this exquisite villa, located in the highly sought after area of Playa Del Duque in Costa Adeje. Playa del Duque is the most glamorous area of Costa Adeje, with its beautiful golden sand beach adjacent to the Bahia del Duque hotel and with one of the Canary Island's most exclusive shopping malls, Plaza del Duque also in the vicinity. There is an array of excellent shops, cocktail bars & quality restaurants, all within easy walking distance and the TF1 motorway is nearby, meaning travelling time to Playa de las Americas and Los Cristianos is only a few minutes and the Tenerife Sur airport is only twenty minutes away.

Situated in the Habitats del Duque complex, this magnificent air-conditioned villa has been completely remodelled using high quality materials, resulting in a luxurious and contemporary residence with a living area distributed over three floors. On the main floor, you are greeted by a spacious living room with floor to ceiling sliding doors flooded with natural light and giving access to a beautiful and spacious terrace, and a dedicated dining room offering alluring views of the pool. The living room is carefully decorated and furnished with high-end furniture, creating an air of sophistication. Adjacent to the living room is a modern open plan kitchen fully equipped with state-of-the-art integrated appliances, and two double bedrooms, with fitted wardrobes and access to a cosy and inviting back terrace with low maintenance artificial grass and beautiful palm trees. Two well-equipped bathrooms, one with shower and one with bathtub, complete the main floor.

The upper floor is accessed via a beautiful wooden staircase or lift, and for convenience there is an additional outdoor spiral staircase from the main floor terrace. Here you will find the master suite with fitted wardrobes and an en-suite bathroom. Leading from the bedroom there is access to a spacious terrace to enjoy the sunset and fantastic sea views. There is also a barbecue area, the perfect place to gather with family and friends. Additionally there is a well-equipped office, specially designed for those who want to enjoy the Tenerife sun while still fulfilling their work commitments. The office is equipped with an elegant desk and a sofa bed. The basement level features a spacious living room and a games room with a pool table. In addition there is an inner courtyard providing natural light and with palm trees and plants. There are also two spacious bedrooms with large en-suite bathrooms. A laundry room and direct access to a large parking area, accessible from the interior street of Habitats, add convenience and there is also a two car garage.

Externally a beautifully heated swimming pool takes centre stage surrounded by lush trees and plants. Ocean views give the setting a tranquil air, while sunbathing and dining areas create the perfect setting for entertaining. The villa is sold inclusive of its high quality furnishings, which accentuates its appeal. Clear Blue Skies highly recommend this wonderful villa, so to fully appreciate its exquisite interior design and unparalleled comfort, please contact our friendly office for further information or to arrange a 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.



