

Two Bedroom Apartment on Newly Constructed Luxury Complex



Reference: 8562C
Locality: Palm Mar
Complex: Las Colinas de Los Menceyes
Type: Apartment
Status: For Sale
Price: €570,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 105 m²
- **Terrace (m2):** 40 m²
- **Year Constructed:** 2020
- **Floor level:** Ground

- **Community:** Children's Pool, Community Gym, Gated Complex, Heated Outdoor Pool, Lift, Sports Facilities, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Luxury Fittings, Newly Built
- **Exterior:** Garden, Private terrace
- **Location:** Near Transport, Quiet Location, Residential 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
- **Additional:** Air Conditioning, Automatic Entrance

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Clear Blue Skies is delighted to present for sale, this fantastic, luxurious, two bedroom, two bathroom apartment in the recently completed Colinas de los Menceyes development in Palm-Mar, in the very south of Tenerife.

Palm-Mar is located virtually at the southern tip of Tenerife, and enjoys one of the best year round climates of the whole island. It is quieter than the well known resorts of Los Cristianos and Playa de las Americas but that does not mean that there is a lack of local amenities as there are many bars, restaurants and shops as well as a medical centre and good public transport links. The whole area maintains a feeling of quiet sophistication and has a lovely cosmopolitan mix of residents and visitors alike. The area enjoys a lovely natural coastline with seafront promenade as well as a beautiful beach club where you can spend the day or simply enjoy a sunset cocktail.

Colinas de los Menceyes is a relatively new, top quality complex, built by the company responsible for most of the luxury developments in Palm-Mar. This highly sought after community offers beautifully designed subtropical gardens with two swimming pools, (one heated during the winter months), extensive sun terraces which are surrounded by beautiful tropical plants and trees, and a gym with top class Technogym equipment.

This fantastic, contemporary apartment is positioned on the ground floor, with access through a spacious entrance hall which leads into the substantial and fully furnished 105m² living and sleeping areas. This consists of a beautiful, bright lounge, a guest toilet and a fully fitted and equipped open-plan American-style kitchen with top brand (Siemens) appliances and breakfast bar. There are two well proportioned double bedrooms, both boasting luxury en-suite bathrooms, plus very large and beautifully finished fitted wardrobes. Both bedrooms, and of course the living room, offer access to the 40m² terrace which provides a pleasant outlook toward the well maintained communal gardens.

Additionally, the apartment benefits from a private parking space and a store room in the community's underground garage, which are both accessible by elevator or stairs.

This wonderful property is very spacious and the combined use of neutral tones and stylish furniture result in a welcoming and relaxed feel throughout. The tasteful featured furniture is included in the purchase price making the property ready to move into and enjoy. Clear Blue Skies recommend early viewing of this very attractive home so please contact our office in Fañabé Plaza for further information and to arrange 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.

