

## Beautiful Linked Villa in Desirable Complex with Guest Studio



**Reference:** 8612C  
**Locality:** Playa del Duque  
**Complex:** Villas del Duque  
**Type:** House  
**Status:** **Sold**  
**Price:** €849,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Plot (m<sup>2</sup>):** 261 m<sup>2</sup>
- **Internal (m<sup>2</sup>):** 240 m<sup>2</sup>

- **Community:** Children's Pool, Heated Outdoor Pool, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Modern Style, Refurbished, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Balcony, Sunny Terraces
- **Location:** 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 Shower Room, Living Room With Dining Area, Shower Room
- **Views:** Mountains, Pool
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies is delighted to present this delightful three bedroom property with guest apartment in Villas del Duque, one of the nicest complexes in Costa Adeje, in the south of Tenerife.

Playa del Duque is considered the premier area for quality tourism in the south of Tenerife and is awash with 5 star hotels, top class restaurants and designer boutiques as well as featuring a gorgeous golden sand beach. The lovely seafront walkway leads all along the coast in one direction as far as Los Cristianos and for the sports enthusiast there are several top golf courses nearby and all manner of watersports can be enjoyed from the nearby port of Puerto Colon. In the other direction you can find, around 20 minutes' walk away, the beautiful La Caleta, formerly a small fishing village, now a veritable oasis of culinary delight, with around two dozen fantastic restaurants around the natural harbour.

The complex Villas del Duque is a collection of high quality villas set around two communal swimming pools (one heated in winter) and an expansive solarium area. The complex is secure and gated, with CCTV and night security, and is well maintained with lovely mature gardens.

This turn key home, which is totally refurbished and offered for sale fully furnished, is spacious, bright and very well presented with a living area distributed over three levels. On the ground floor level you can find a large lounge with dining area, which leads through sliding glass doors to the spacious main terrace benefitting from direct access to the pool area. It has a modern independent fully equipped kitchen with white high gloss units, as well as a double bedroom with fitted wardrobes plus a guest bathroom. On the first floor is the spacious master bedroom featuring fitted wardrobes, balcony overlooking the swimming pools, en-suite bathroom with double vanity units and walk in shower. A further large double bedroom with fitted wardrobes and balcony is on this level, plus a separate family shower room. making this the ideal place to entertain and enjoy the lovely sea and mountain views and the wonderful sunsets.

Over and above all this, the house also has a large basement level which has been cleverly converted to include a studio apartment with kitchenette, bathroom and independent entrance, ideal for guests, as well as a private double garage.

This lovely property has lots of special features, including air conditioning throughout, spacious ground floor terrace with BBQ and fitted sun canopies, private internal garage, it's ready to enjoy and is located on one of the most desirable complexes in the area. Now reduced by 20,000€ Viewing of this property is highly recommended by Clear Blue Skies, contact us at our nearby friendly Fañabé Plaza office.

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.

