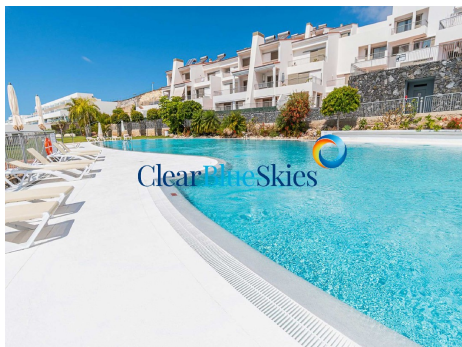


ClearBlueSkies

Spacious Two Bedroom Duplex Property in a Desirable Location



Reference: 8639C
Locality: La Caleta
Complex: Magnolia Golf Resort
Type: Apartment (Duplex)
Status: For Sale
Price: €850,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 105 m²
- **Terrace (m2):** 43 m²
- **Floor level:** 2
- **Storeys:** 2

- **Community:** Community Garden, Community Gym, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, 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, Kitchen Diner, Living Room With Dining Area, Shower Room, Storeroom
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning

Spacious Two Bedroom Duplex Property in a Desirable Location

Clear Blue Skies is always delighted to offer for sale highly sought after properties such as this luxurious two bedroom top floor duplex apartment in Magnolia Golf Resort in La Caleta, the most prestigious area of Costa Adeje, in the south of Tenerife.

La Caleta, which only a few years ago was little more than a Canarian fishing village, is now the place to be in Costa Adeje. The lovely natural harbour is now surrounded by around two dozen beautiful restaurants and up-market cocktail bars and the magnificent Los Corales Suites hotel complex. Nearby can be found the famous Costa Adeje Golf Club and the seafront promenade, the perfect place for a stroll, connects with Playa del Duque and beyond, all the way through the nearby resort towns of Playa de las Americas and Los Cristianos. On hand, there are world class sports facilities to be found at the nearby Tenerife Top Training centre, and easy access to the TF1 motorway means the Tenerife South airport is only twenty minutes drive away.

Magnolia Golf Resort is a very popular complex of recent construction by a renowned property developer. It is located very close to the harbour so everything La Caleta has to offer is only a short stroll away. Magnolia Golf Resort is a modern and well maintained gated complex with 50m communal pool, well tended gardens, gym, sauna and even a putting green.

This luxury property offers a very comfortable layout with a living area of 105m² distributed over two floors incorporating the ample lounge area, dining space, guest toilet and a modern independent kitchen with private internal patio. Patio doors lead from the living room to the sunny terrace offering sea and mountain views, the ideal place to enjoy the all year around sunshine. Upstairs you will find the master bedroom with en-suite bathroom and private balcony as well as the second bedroom, also a double with fitted wardrobes and use of a family sized shower room. Externally, with a total 43m², the terraces offer plenty of space for dining, sunbathing or simply relaxing and enjoying the Tenerife outdoor lifestyle, offering a pleasant outlook over the resort and out to the ocean.

This tasteful and extremely comfortable apartment is fully furnished and in move-in condition. In addition, it is air conditioned throughout and includes a parking space and store room in the communal garage. Viewing this immaculate apartment is highly recommended by Clear Blue Skies, please call our friendly office in Fañabé Plaza for more information 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.

