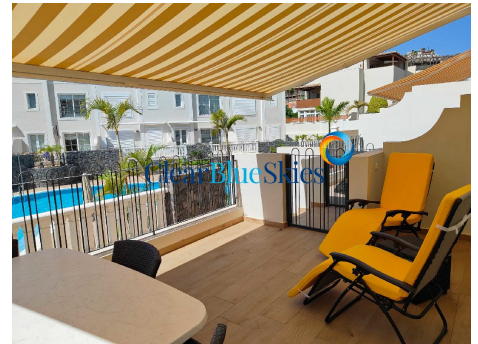


# ClearBlueSkies

## Immaculate Three bedroom Townhouse on a Desirable Complex



**Reference:** 8651

**Locality:** Los Cristianos

**Complex:** Portonovo

**Type:** House (Townhouse)

**Status:** For Sale

**Price:** €697,000

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Internal (m2):** 183 m<sup>2</sup>
- **Terrace (m2):** 120 m<sup>2</sup>
- **Year Constructed:** 2017

- **Community:** Community Garden, Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Built to High Standards, Excellent Condition, Fitted Wardrobes, Jacuzzi, Modern Style, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Easily Maintained Gardens, Roof Terrace, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Kitchen Diner, Lounge, Shower Room, Storeroom, Utility Room
- **Views:** Mountains, Pool, Sea
- **Additional:** Air Conditioning, Solar Heated Water

# Immaculate Three bedroom Townhouse on a Desirable Complex

Clear Blue Skies Group SL is delighted to offer this lovely, part furnished, three bedroom townhouse in the modern complex of Portonovo in Los Cristianos in the south of Tenerife.

Los Cristianos is one of the large resort towns of the south of Tenerife, alongside Playa de las Americas and Costa Adeje, and shares a promenade with them of around 10 km (around 7 miles) all the way to La Caleta, and is the major port serving several of the other islands by modern ferry, and has several beautiful beaches. It also has countless quality shops, bars, restaurants, and has everything one could possibly wish in one town. The TF1 motorway passes close to Los Cristianos, so the town is only 15-20 minutes from the TF1 airport.

Portonovo is an attractive, recently completed (2017) complex with a small number of townhouses built around a communal swimming pool and features attractive terraces and garden areas. It is located in the centre of Los Cristianos, close to the popular Passarella Centre and about ten minutes' walk to the beach and the port, and all of the amenities Los Cristianos has to offer.

This beautifully presented townhouse is spacious and distributed over three floors with fantastic outside space to enjoy the all year round sunshine and is offered for sale partially furnished. On the ground floor there is an independent fully fitted and equipped kitchen with seating area and access through French doors to the breakfast terrace boasting morning sun. On this level there is a bathroom and a spacious and bright living room, from which you can access the pool facing terrace. Upstairs there are three double bedrooms, all with fitted wardrobes, and the master bedroom has its own fully fitted bathroom and Juliette balcony, plus a family shower room. On the top floor you will find a useful utility area and two terraces offering mountain, lateral sea and coastal views, ideal for sunbathing and enjoying the jacuzzi.

The overall internal area is a huge 183m<sup>2</sup> and the terraces (120m<sup>2</sup>) offer both tiled and artificial lawned areas meaning they provide a host of options for dining, relaxing or sunbathing. In addition to all of this, there is large private garage with store room.

This is a superbly located, modern townhouse which would provide a perfect living space for residents or a wonderful holiday home for a family. The house is in immaculate condition and comes well equipped with air conditioning throughout, electric shutters, and solar panels for water heating. Properties in this area, and in particular on this very popular complex are highly desirable. Now reduced from 720,000€ to 697,000€ Clear Blue Skies highly recommend early viewing on this incredibly attractive property. Please contact our friendly office in Fañabé Plaza for more details.

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.

