

## Great Two Bedroom Apartment in Central Location



**Reference:** 8732  
**Area/Town:** San Eugenio Alto  
**Complex:** Island Village Heights  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €299,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 1
- **Internal (m2):** 72 m<sup>2</sup>
- **Terrace (m2):** 17 m<sup>2</sup>
- **Year Constructed:** 1991

- **Community:** Community Pool
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fully Furnished, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Terrace
- **Location:** Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Views:** Partial Sea

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Clear Blue Skies is delighted to present for sale this lovely two bedroom apartment which is located in the Island Village Heights complex in San Eugenio Alto in the south of Tenerife.

San Eugenio Alto is set in an elevated area within the sought after Adeje postcode. Located close to the fantastic Siam Mall and Siam Park, rated the best water theme park in the world, and with easy access to the TF1 motorway, the area is about twenty minutes from the Tenerife South airport and only five minutes drive down to Los Cristianos, Playa de las Americas and Costa Adeje. Within walking distance, you'll find the renowned Aqualand waterpark, a vibrant tennis club, and a diverse array of restaurants, bars, and local businesses. Additionally, just a couple of minutes' drive away, you'll discover the X-Sur shopping centre with multiscreen cinema, and the breathtaking beaches, glamorous marina, and endless entertainment options of San Eugenio Bajo, Puerto Colon, Torviscas Bajo, and Playa Fañabé.

Island Village Heights is a very popular and well-established complex, with expansive swimming pool and sunbathing areas and this attractive apartment is found on the third floor with lift access.

Internally it is a very good size for a two bedroom property with an internal area of 72m<sup>2</sup>. Both bedrooms are large double bedrooms; the second bedroom has fitted wardrobes and due to its distinct "L shape" distribution it has space for a double bed and a second single bed, making it perfect for holidaying families, whilst the master is again a very nice size and enjoys terrace access. The family bathroom has a large walk in shower whilst the kitchen is modern and recently fitted with sleek white units and island breakfast seating. The kitchen is open to the comfortable living area which in turn leads out to a double terrace with views down over the resort and laterally out towards the ocean and it is an ideal spot for an evening drink, al fresco dining or just to enjoy the wonderful Tenerife climate.

This is a very nice, centrally located, two bedroom property in a popular complex which is being sold including all of the existing tasteful furnishings. It would make a superb holiday home or permanent residence or indeed as a rental investment as holiday lettings are permitted on this complex. Now reduced by over 20,000€ as such Clear Blue Skies highly recommend early viewing, as this great property is sure to attract a lot of interest. Please call our nearby friendly office in Fañabé Plaza for more information and to make arrangements for accompanies viewing in person or virtually.

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.

