



# ClearBlueSkies

## Stunning Four Bedroom Villa in Exclusive Location



**Reference:** 8750C

**Area/Town:** Playa del Duque

**Complex:** Parque de la Duquesa

**Type:** House (Villa)

**Status:** For Sale

**Price:** €2,999,000

**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 3
- **Plot (m<sup>2</sup>):** 355 m<sup>2</sup>
- **Year Constructed:** 1997

- **Community:** Gated Complex, Heated Outdoor Pool, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Roof Terrace, Various Terraces
- **Location:** Access To Beach, Beach front, Near Amenities, Popular Urbanisation, Prestigious Area, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area
- **Views:** Sea
- **Additional:** Air Conditioning

# Stunning Four Bedroom Villa in Exclusive Location

It is a pleasure for Clear Blue Skies to offer for sale this fabulous detached villa located in one of the most sought after and exclusive areas of south Tenerife, Playa del Duque.

Playa del Duque is the most glamorous area of Costa Adeje with its beautiful golden sand beach adjacent to the Bahia del Duque hotel and with one of the Canary Island's most exclusive shopping malls, Plaza del Duque also in the vicinity. There is an array of excellent shops, cocktail bars & quality restaurants, all within easy walking. The highly exclusive development known as Parque la Duquesa is ideally positioned on the picturesque access road to the stunning Playa del Duque promenade and beach and is a secure, gated development of only high quality detached villas.

This four-bedroom villa offers private driveway parking plus internal living area over two levels and is spacious, bright and airy throughout. The good size double bedrooms are located on the lower level and all have their own wardrobes whilst two of them lead out via patio doors to the lower, very private terrace area.

The main living space is found on the upper level and features a large open plan kitchen area with integrated appliances and is fitted with white units and beige worktops giving the space a light and modern look. The rest of the ample living and dining area is also decorated in cool, neutral tones and is bathed in natural light from the multiple arched feature windows and French doors which lead out to the main external area. This lovely terrace is also very private and offers a covered dining area with built-in corner barbeque, perfect for entertaining, as well as open, sunny areas lined with attractive greenery.

This incredible house is finished off with a stunning roof top terrace which is reached by external stair and is the absolutely ideal spot for relaxing and sharing an evening cocktail whilst taking in the gorgeous ocean view; simply perfect.

This fabulous, high quality residence has air conditioning installed and includes all of the beautiful furnishings, and enjoys use of the heated community swimming pool which is shared by the limited number of property owners. Properties in this location are incredible desirable with those looking to be in the absolute heart of the most exclusive post code in the south of Tenerife. Please contact Clear Blue Skies at our nearby, friendly Fañabé Plaza for more information and to arrange your accompanied viewing appointment.

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.

