



# ClearBlueSkies

## Impressive Detached Villa with Panoramic Coastal Views



**Reference:** 8776C

**Area/Town:** Roque del Conde

**Type:** House (Villa)

**Status:** For Sale

**Price:** €1,499,000

**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 4
- **Kitchens:** 2
- **Living:** 2
- **Plot (m<sup>2</sup>):** 748 m<sup>2</sup>
- **Internal (m<sup>2</sup>):** 285 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 463 m<sup>2</sup>
- **Year Constructed:** 2006
- **Storeys:** 3

- **Decor:** Excellent Condition, Fully Furnished, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Garage, Private Pool
- **Location:** Conveniently Situated Tennis, Near Amenities, Prestigious Area, Quiet Location, Residential Location, Very Good Access
- **Rooms:** Guest Apartment
- **Views:** Panoramic, Sea
- **Additional:** Air Conditioning

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Clear Blue Skies is delighted to have the opportunity to present this impressive four bedroom, detached villa with private swimming pool in the popular Roque del Conde area of Torviscas Alto, in the south of Tenerife.

Torviscas Alto is located in an elevated position above the beaches of Playa de Fañabé and Playa del Duque at Costa Adeje and is home to some of the most outstanding properties in Tenerife most of which enjoy great coastal views. In addition to the shopping malls, bars and restaurants found in the nearby towns of Los Cristianos, Playa de las Americas, and Fañabé, there are a number of local bars and small friendly restaurants close to this property as well as the X-Sur shopping centre with large supermarket and multi-screen cinema.

This property has a spacious internal area of around 285m<sup>2</sup> spread over three levels and occupies a substantial plot of almost 750m<sup>2</sup>. It features a private underground garage as well as driveway parking for another vehicle. The main body of this villa houses an imposing entrance hall with feature solid wood staircase, a large kitchen, two double bedrooms, two bathrooms and of course the incredibly spacious and stylish living-dining space. This lovely living area is bathed in natural light from the curved feature windows and has plenty space for comfortable family living. The rest of this property has been conveniently separated into an independent two bedroom, two bathroom apartment with its own access, living space and full kitchen-diner, making this the ideal property for an extended family or for those with frequent house guests.

Externally, from the upper floor, there are two large terraces whilst at ground level there is an immaculate terrace and garden area incorporating a large private pool, ample space for sunbathing, relaxing and dining, as well as easily maintained artificial lawned areas and planted gardens. Everywhere in this area you can be appreciate the panoramic coastal views and the stunning Tenerife sunsets.

This is a substantial property in a quiet, up market location and is being sold furnished and with air conditioning installed. If this could be the house of your dreams, please contact Clear Blue Skies at our office in nearby Fañabé Plaza for further information and to arrange an accompanied in-person or virtual 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.

