

## Attractive One Bedroom Apartment Close to the Sea on the Edge of Costa Adeje



**Reference:** 8786  
**Area/Town:** Callao Salvaje  
**Complex:** Esmeralda  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €275,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 1
- **Baths:** 1
- **Internal (m2):** 55 m<sup>2</sup>
- **Terrace (m2):** 12 m<sup>2</sup>
- **Floor level:** 3

- **Community:** Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Refurbished, Stylish Accommodation
- **Exterior:** Terrace
- **Location:** Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Living Room With Dining Area, Shower Room
- **Views:** Sea
- **Additional:** Ceiling Fans, One Level

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Clear Blue Skies is delighted to present this attractive turn-key, one bedroom apartment, on the well-established frontline complex Esmeralda, in the very popular resort town of Callao Salvaje, on Tenerife's sun-drenched south-west coast.

Callao Salvaje is a small town located almost equidistant to Adeje Town and Costa Adeje, around 5-10 minutes' drive away, and Playa de las Americas and Los Cristianos a little further away. Located close to the TF1 motorway, it is around 25 minutes' drive to the Tenerife South airport. Callao Salvaje, although devoid of the hustle and bustle of the larger resort towns has many shops, bars and restaurants and has its own fantastic beach just a short distance from this property. Next to Callao Salvaje is the pretty town of Playa Paraiso where you can find many more amenities and is home to the Hard Rock Hotel and a new dining and shopping mall called the Rosa Centre.

Esmeralda is a popular choice, this delightful apartment enjoys enviable views and is only thirty metres from the much loved Ajabo beach and close also to the Playa Las Galgas beach. This property has been totally renovated in a modern style and it is being sold inclusive of the featured furniture so it really is ready to enjoy from day one!

This well-appointed property is located on the third floor, and comprises of an open living concept with bright living area. There is an American style kitchen with modern high gloss units and new appliances, a roomy lounge and dining area, a spacious bedroom with a ceiling fan and fitted wardrobes and a modern bathroom with walk in shower. From the lounge there are sliding doors which lead out onto the sunny 12m<sup>2</sup> terrace - a wonderful outdoor space that is perfect for dining "al fresco", relaxing while enjoying the breathtaking sunsets or taking a glass of wine while enjoying fabulous views out to the Atlantic Ocean and the nearby island of La Gomera. Externally, there is a handy parking space included in the very competitive price.

This is a truly must see property, in a perfect location, one which Clear Blue Skies thoroughly recommend early viewing, in particular now that the price has just been reduced to 275,000 euros. Please contact our friendly Fañabé Plaza office for additional information and to request 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.

