

## Centrally Located Beautiful Three Bedroom Townhouse



**Reference:** 8787

**Area/Town:** Playa de Las Americas

**Complex:** Playa Azul

**Type:** House (Townhouse)

**Status:** For Sale

**Price:** €550,000

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m2):** 129 m<sup>2</sup>
- **Terrace (m2):** 21 m<sup>2</sup>
- **Floors:** 2

- **Community:** Children's Pool, Community Garden, Community Pool
- **Decor:** Excellent Condition, Modern Style, Refurbished, Stylish Accommodation, Tastefully Decorated
- **Exterior:** 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:** American Kitchen/Kitchenette, En Suite Shower Room, Lounge, Shower Room
- **Views:** Pool, Sea

# Centrally Located Beautiful Three Bedroom Townhouse

Clear Blue Skies is pleased to present this wonderful three bedroom townhouse in the centrally located Playa Azul holiday complex, only a few hundred metres from the busy Troya beach in Playa de las Americas.

For those who want nothing more than to be at the heart of Tenerife's lively holiday lifestyle, there are very few properties on the open market that could compete with this incredible location. Situated in the heart of Playa de Las Americas, this property enjoys some of the very best of Tenerife's restaurants, beaches, shopping malls, nightlife and attractions within just a couple of minutes' walk. This really is perfectly placed to make the most of everything that these two major resorts have to offer and other parts of the south of Tenerife, in particular the area of Costa Adeje, are located nearby and due to the close proximity of the TF1 motorway, the Tenerife South airport is only twenty minutes' drive away.

The complex, Playa Azul, is a very popular holiday destination in two parts, the hotel and the houses, with a outdoor swimming pool, a children's swimming pool, communal sunbathing areas, gardens and a pool bar.

This beautifully renovated three-bedroom, two-bathroom townhouse offers stylish, low-maintenance living across two well-planned levels. The ground floor features a compact, functional and fully fitted kitchen, a comfortable lounge area, and a private en-suite bedroom, ideal as a guest suite or a primary bedroom. Both the lounge and the downstairs bedroom open out to a sunny terrace, perfect for morning coffee or relaxed evenings. Upstairs, you'll find two additional bedrooms and a modern shower room. Each bedroom enjoys direct access to a shared terrace, adding a wonderful sense of indoor-outdoor flow and offering elevated sea views and a perfect relaxation space.

This townhouse blends modern convenience with smart design and will be sold including it's featured furnishings, and although there is no allocated parking specifically for this house, there is abundant street parking nearby. Now reduced by 40,000€ This property must be viewed to fully appreciate the countless benefits of this convenient location. Please contact Clear Blue Skies at our friendly offices in Fañabé Plaza for further details and to make arrangements for 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.

