

## Well Presented Townhouse with Ocean Views



**Reference:** 8815  
**Area/Town:** Torviscas Alto  
**Complex:** Urbanization Roque del Conde  
**Type:** House (Townhouse)  
**Status:** For Sale  
**Price:** €550,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 2
- **Plot (m2):** 107 m<sup>2</sup>
- **Internal (m2):** 128 m<sup>2</sup>
- **Terrace (m2):** 55 m<sup>2</sup>
- **Floor level:** 3

- **Community:** Community Pool
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** Balcony, Garage, Various Terraces
- **Location:** Conveniently Situated Schools, Near Amenities
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom
- **Views:** Panoramic
- **Additional:** Air Conditioning

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Clear Blue Skies is delighted to exclusively offer for sale this very attractive two bedroom, two bathroom three storey townhouse with spacious terraces and wonderful ocean views located in Roque del Conde in Torviscas Alto in the south of Tenerife.

Torviscas Alto is located inland from the beaches of Playa Torviscas, Playa de Fañabé and Playa del Duque all within the Costa Adeje postcode. Thanks to its elevated position, the panoramic views are nothing short of amazing, and in addition to the shopping malls, bars and restaurants in the main resort 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. It is also very close to the X-Sur shopping mall with its large supermarket, many dining options and multi-screen cinema. Due to its easy access to the motorway, the property is ideally located for travelling in any direction, with the Tenerife South airport being only twenty minutes' drive away.

This attractive townhouse style property offers a large private garage of very nearly 30m2 meaning it has ample parking and storage space, and which enjoys direct access to the main living space of the house. On the ground floor level can be found the bright and spacious living space which incorporates the open plan L-shaped kitchen, dining area and the comfortable living space. This whole area is well presented, tastefully decorated in neutral tones and enhanced by attractive feature cornicing. There is a nice size terrace to the front of the house which is a great spot for enjoying the morning sun, whilst to the rear, and accessed from the living room, can be found a large split level terrace with both a covered area great for outdoor dining, and a lower uncovered area perfect for enjoying the beautiful Tenerife sunshine, from both areas can be enjoyed stunning ocean views.

On the upper level are found two double bedrooms, both of which are a good size and both have spacious fitted wardrobes. There is a full family bathroom also on this level whilst the larger of the two bedrooms also benefits from its own en suite bathroom, has air-conditioning for year round comfort, and leads out to the lovely upper balcony from where again can be enjoyed a stunning panoramic outlook.

This lovely home is being sold fully furnished and also benefits from use of the large community swimming pool. All this set in a quiet residential location yet close to the coast and all amenities surely makes this a very attractive option for residents or second home purchasers alike. Please contact our nearby office in Fañabé Plaza for more information and to make arrangements to view.

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.

