

## A Beautifully Appointed Three Bedroom Apartment in a Popular Area



**Reference:** 8818C  
**Area/Town:** Palm Mar  
**Complex:** Laderas del Palmar  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €460,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m2):** 133 m<sup>2</sup>
- **Floor level:** 2

- **Community:** Children's Pool, Community Garden, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Balcony, Terrace
- **Location:** Conveniently Situated For Golf, Near Amenities, Popular Urbanisation, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Living Room With Dining Area, Shower Room, Storeroom
- **Views:** Garden, Pool
- **Additional:** Ceiling Fans, One Level

# A Beautifully Appointed Three Bedroom Apartment in a Popular Area

Clear Blue Skies is delighted to present for sale this lovely, spacious three bedroom apartment in the splendid quiet residential complex of Laderas del Palmar which is located in the sunny coastal town of Palm-Mar in the south of Tenerife.

Palm-Mar is located virtually at the southern tip of Tenerife, and enjoys one of the best year round micro-climates of the whole island. It is quieter than the well known resort towns of Los Cristianos and Playa de las Americas but that does not mean that there is a lack of local amenities as there are many bars, restaurants and shops as well as a medical centre and good public transport links. The whole area maintains a feeling of quiet sophistication and has a lovely cosmopolitan mix of residents and visitors alike. This very popular part of Tenerife enjoys a lovely natural coastline with a nature reserve and a seafront promenade as well as a beautiful beach club where you can spend the day or simply enjoy a sunset cocktail. The TF1 motorway passes nearby, so the Tenerife South airport and Costa Adeje are only 15 to 20 minutes drive away.

Laderas del Palmar is a very popular residential secure complex with a nice mix of permanent residents and private holiday homes for personal use. It features a large communal pool with ample sunbathing area, children's pool, lift to all floors and extensive, very well maintained tropical garden areas. It is ideally situated centrally within the resort meaning all the local amenities and seafront are within easy walking distance and there is plenty street parking close by.

This attractive second floor apartment offers a very spacious living area of almost 133m<sup>2</sup> and incorporates three double bedrooms, the master with access to a Juliet balcony, two family bathrooms, one with bathtub and one with shower, and a semi-independent, well equipped kitchen. The living area is light and bright and a very good size, with designated dining area and access out to the private terrace. The spacious terrace looks towards the communal pool area and offers a substantial area for dining, relaxing and enjoying the Tenerife outdoor lifestyle. In addition to all of this the property includes a designated parking space in the communal car park and handy store room.

This attractive property is very comfortable and homely and would make a great year round residence or holiday home for a larger family. The featured furniture is included in the purchase price making the property ready to move into and enjoy. Clear Blue Skies recommend early viewing of this very attractive home in this lovely complex so please contact our friendly office in Fañabé Plaza for further information and to arrange 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.

