

Beautifully Presented Two Bedroom Garden Apartment



Reference: 8826C
Area/Town: Torviscas Alto
Complex: Balcon del Atlantico
Type: Apartment (Garden Apartment)
Status: For Sale
Price: €449,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m2):** 52 m²
- **Terrace (m2):** 90 m²
- **Floor level:** Ground

- **Community:** Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Refurbished, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Garden, Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Quiet Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** En Suite Shower Room, Lounge, Shower Room
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Ceiling Fans, Security Grills

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Clear Blue Skies is pleased to present this attractive two bedroom, two bathroom garden apartment in the highly regarded Balcon del Atlántico complex, located in Torviscas Alto in the south of Tenerife.

Torviscas Alto is positioned on the hillside above Costa Adeje, providing fantastic views out to the Atlantic Ocean and the neighbouring islands of La Gomera, El Hierro, and La Palma. It is around 500 metres up from the TF1 motorway, so the Tenerife South airport is easily accessible (around twenty minutes' drive), and other parts of Costa Adeje are only a few minutes away with it's great beaches, shopping malls, bars and restaurants.

Balcon del Atlántico is a lovely residential complex with attractive communal swimming pool facilities overlooking the Costa Adeje coastline, the mountains, and out to the Atlantic Ocean. Right on the doorstep there is a cluster of independent businesses including a friendly bar, minimarket, pizzeria and a beauty salon. Just a short walk from the complex, Torviscas Alto also boasts an array of amenities including Cosmos and X -Sur (formerly Gran Sur) shopping centres which between them, offer a spa and gym, a multi-screen cinema and a wide variety of shops and businesses. There is also a great tennis club, a highly respected international school and a superb municipal leisure park in close proximity in the adjacent El Madroñal de Fañabé.

This well-appointed property has been totally refurbished and re-imagined and is sold inclusive of the lovely furniture, offering a bright living area all on one floor with enviable outside space and views to the sea and mountains. This fantastic property comprises of an open plan kitchen with sleek white units and integrated appliances, lounge with dining area, double bedroom with fitted wardrobes, a single bedroom and two shower rooms (one of which is en-suite) with wood-look flooring throughout. Patio doors from the lounge provide access to the spacious 25m² terrace with stairs leading down to a wonderful 65m² private low maintenance garden, ideal for al fresco dining, sunbathing or simply relaxing, and feature a pergola which provides extra shade when necessary from the all-day sunshine.

For added comfort the property boasts air conditioning, ceiling fans and aluminium shutters. There is ample street parking with option to purchase a store room and internal private parking space for additional cost, if required.

This attractive turn key property would make a great full time residence or a wonderful holiday home. Please contact Clear Blue Skies at our nearby 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.

