

## Unique Three Bedroom and Two Bathroom Bungalow with Fabulous Private Roof Terrace



**Reference:** 8835C  
**Area/Town:** Golf del Sur  
**Complex:** Sand Club  
**Type:** House (Bungalow)  
**Status:** For Sale  
**Price:** €350,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m2):** 96 m<sup>2</sup>
- **Terrace (m2):** 32 m<sup>2</sup>
- **Floor level:** Ground

- **Community:** Children's Pool, Community Pool
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Modern Style, Partially Furnished, Renovated, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Roof Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, 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:** Golf, Mountains, Sea
- **Additional:** Ceiling Fans

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Clear Blue Skies is pleased to offer this completely unique property in the Sand Club complex in the popular resort of Golf del Sur, ideally located just a ten minute drive from the Tenerife South airport, and around 20 minutes from Costa Adeje.

Golf del Sur has evolved over several decades from being simply a golf resort to a resort town in it's own right with an abundance of amenities including an 18 hole Golf course boasting Golf Academy facilities, driving range, tennis courts, mini golf, bar & restaurant, buggy bar, putting and chipping green, pro-shop y changing rooms. It features the San Blas Commercial Centre which has all manner of shops, supermarket, bars and restaurants and also many more scattered around the resort, and the Marina San Miguel, with it's impressive array of yachts and other facilities.

Sand Club is a well-established complex with communal parking centred around a communal swimming pool, children's pool and sunbathing area, and is close to the lively San Blas Commercial Centre, which is only a short stroll away, as is the sea front and promenade, where you can walk to Los Abrigos, with its famous fish restaurants located around it's beautiful original harbour.

This fantastic property originally housed the complex reception area, and it has been totally re-imagined and renovated and is now a unique bungalow with three bedrooms and two bathrooms. The bright & spacious living area (96m<sup>2</sup>) includes a beautiful open plan American Style fitted kitchen and features an internal staircase which leads up to the private roof terrace. Externally, there is a nice compact garden to the front of the property and of course the large roof terrace, both of which feature low maintenance artificial grass. The roof terrace boasts wonderful views to the sea, Montana Roja (The Red Mountain), the golf course and the mountains which makes it ideal for sunbathing or entertaining or dining "al fresco".

This property is partly furnished, but otherwise a blank canvas, ready to be finished to the new owners' taste. This attractive property is very versatile, and would make a superb holiday home with excellent rental potential or a permanent family residence. Viewing is highly recommended, so please contact Clear Blue Skies at our friendly office in Fañabé Plaza for further details or 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.

