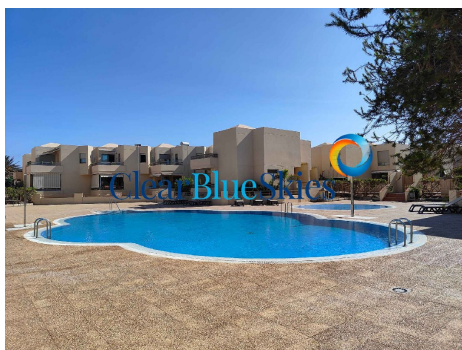


## Two Bedroom Townhouse in La Tejita Beachfront Complex



**Reference:** 8869  
**Area/Town:** La Tejita  
**Complex:** Sotavento  
**Type:** House  
**Status:** For Sale  
**Price:** €520,000

**Beds:** 2  
**Baths:** 2  
**Internal (m<sup>2</sup>):** 177 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 40 m<sup>2</sup>  
**Year Constructed:** 2003

**Energy Efficiency Rating:**



- **Community:** Children's Pool, Community Garden, Community Pool, Gated Complex, Tennis Court
- **Decor:** Built to High Standards, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** American Kitchen/Kitchenette, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Garden, Town
- **Additional:** Air Conditioning, Ceiling Fans, Dishwasher, Oven, Washing Machine

# Two Bedroom Townhouse in La Tejita Beachfront Complex

Clear Blue Skies has pleasure in offering to the market this, well maintained and spacious town house just a five minute walk from the wonderfully unspoilt La Tejita beach and the recently developed new La Tejita commercial area, in the south of Tenerife.

La Tejita is a place of great natural beauty located between the cosmopolitan town of El Médano, famous for its water sports and laid back vibe, and Los Abrigos, a traditional fishing village well known for its wonderful seafood restaurants overlooking the attractive harbour. La Tejita is located a couple of kilometres south of the Tenerife South airport, which is less than 10 minutes away by car. It is also only a 10 minutes car drive from the resort towns of Golf del Sur and Amarilla Golf with their championship golf courses.

Constructed by a very well respected developer, this property forms part of the still expanding Sotavento area of La Tejita. The complex features two swimming pools, a children's pool, pool bar, tennis court and landscaped communal gardens. More amenities like shops, restaurants, and bars can be found nearby in the new La Tejita Street Market shopping area, plus lots more nearby in the ever popular town of El Médano, the water sports capital of Tenerife.

This spacious townhouse has ample living area spread over 3 floors. On the basement floor, which measures 57m<sup>2</sup>, there is a storage room, a utility room and secure garage parking for two vehicles. This connects directly to the main living space by internal stair where you can find a family shower room as well as the open concept living space with comfortable lounge area, dining space and the open plan fitted kitchen. On this level there are two good size terrace areas; one to the front of the house which has a pleasant outlook over the community gardens and attractive lawned areas, and a second terrace to the rear which is accessible via the living room.

On the upper level there are two bedrooms, both with fitted wardrobes and a nicely sized upper terrace, accessed from the master bedroom. There is also a full family bathroom with very handy storage cupboard.

This property is sold fully furnished and equipped and with air conditioning installed in the living area and master bedroom, so would make a great family home although it is currently used a rental property with licence in place making it a versatile option. Please contact Clear Blue Skies at our friendly office in Fañabé Plaza for more details and to arrange your accompanied viewing appointment.

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.

