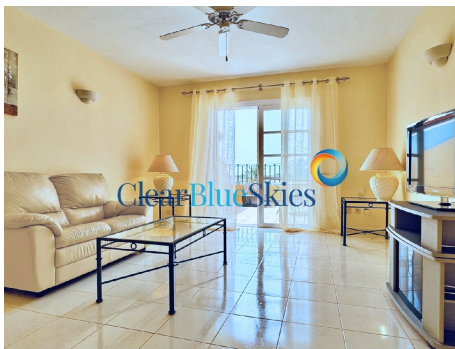


Lovely Two Bedroom Duplex Apartment in a Popular Area



Reference: 8873C
Area/Town: Callao Salvaje
Complex: Vista Alegre
Type: Apartment (Duplex)
Status: For Sale
Price: €325,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 1
- **Guest Toilets:** 1
- **Internal (m2):** 90 m²
- **Terrace (m2):** 40 m²

- **Community:** Community Pool, Gated Complex
- **Decor:** Fitted Cupboards, Fitted Wardrobes, Spacious Accommodation
- **Exterior:** Balcony, Private Pool, Roof Terrace, Sunny Terraces
- **Location:** Conveniently Situated Schools, Near Amenities, Near Transport, Popular Urbanisation, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Kitchen Diner, Living Room With Dining Area
- **Views:** Mountains, Sea
- **Additional:** Ceiling Fans

Lovely Two Bedroom Duplex Apartment in a Popular Area

Clear Blue Skies are pleased to present this lovely two bedroom duplex apartment located in the popular area of Callao Salvaje on Tenerife's sun-drenched south-west coast.

Callao Salvaje is a small resort town located almost equidistant to Adeje Town and Costa Adeje, around 5-10 minutes' drive away, and Playa de las Americas and Los Cristianos a little further away. Located close to the TF1 motorway, it is around 25 minutes' drive to the Tenerife South airport. This lovely village is known to have its own microclimate, providing some of the best weather on the whole of the island. Property in Callao Salvaje has dramatically increased in demand in recent years with its landscaped walkways, beach and surrounding bars, cafes, restaurants, small businesses and a friendly, welcoming community. Additionally, the next door resort of Playa Paraiso features even more amenities, including the brand new shopping and restaurant complex, La Rosa Centre.

This attractive property is situated on the ever popular Vista Alegre complex and boasts a living area of 90m² distributed over two levels, plus a roof terrace. The ground level has an entrance hallway, an independent breakfast kitchen, living/dining room and a guest toilet. From the living area via patio doors, there is a generous sized terrace with plenty of space for dining or entertaining. There is, in addition, a compact front terrace adjacent to the front door.

Upstairs are the property's two bedrooms with built-in wardrobes, including a master suite with a cool, covered balcony offering village and ocean views. On this level, you can also find the family bathroom. External stairs lead up to the large private roof terrace; a great spot to enjoy the incredible Tenerife sunsets or soak up the sunshine. The communal pool is close by with sun loungers in place for relaxing on those lazy, sunny days.

This lovely property is in a very popular coastal location and would make a great year round home for a smaller family or a fantastic holiday property. Additionally, a parking space in the communal garage is included and the featured furniture will form part of the sale, so it's ready to move in and be augmented by the new owners' personal touches. There is always a high level of demand for this type of property and location so this attractive home is sure to generate a lot of interest. Please contact Clear Blue Skies for further information 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.

