Spacious Three Bedroom Home in an Exclusive Area








Reference: 8883C
Area/Town: Playa del Duque
Complex: El Veril del Duque
Type: House
Status: For Sale
Price: €920,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 160 m^2
- **Terrace (m2):** 40 m^2

- **Community:** Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** BBQ Area, Covered Terrace, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Near Transport, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Shower Room, Kitchen Diner, Living Room With Dining Area, Utility Room
- **Views:** Garden, Sea
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies is delighted to offer this beautifully presented three bedroom home in the most prestigious area in Tenerife, the area of Playa del Duque. in the heart of Costa Adeje.

Playa del Duque is considered the premier area for quality tourism in the south of Tenerife and is awash with Five Star hotels, top class restaurants and designer boutiques as well as featuring a gorgeous golden sand beach. The lovely seafront walkway leads all along the coast in one direction as far as Los Cristianos and for the sports enthusiast there are several top golf courses nearby and all manner of watersports can be enjoyed from the nearby port of Puerto Colon. In the other direction you can find, around 20 minutes' walk away, the beautiful La Caleta, formerly a small fishing village, now a veritable oasis of culinary delight, with around two dozen fantastic restaurants around the natural harbour. Also close to La Caleta, you'll find the Adeje Golf courses and the T£, Tenerife top training. It's close proximity to the TF1 means it's only just twenty minutes from the Tenerife South airport.

Situated on the much sought-after El Veril del Duque complex this spacious semi-detached house is sold furnished and ready to enjoy from day one. The living area is distributed over two floors, the ground floor comprises of an independent fitted kitchen, dining area, utility room, guest toilet and spacious lounge. On the upper floor you will find the master bedroom with walk in wardrobe, ensuite shower room and private terrace, the perfect spot to watch the sunset over the neighbouring Island of La Gomera. Two further good sized bedrooms with fitted wardrobes share a family bathroom and complete this level. At the basement level and with direct access to the house, is a large private two car garage with storage areas.

Externally, the property offers great outdoor space to relax and enjoy the lovely year-round Tenerife weather. The large wrap around terrace leading from the lounge has retractable sun blinds, a BBQ area and a covered area ideal for al fresco dining, offering peaceful views to the mountains, sea and La Gomera.

This fantastic air conditioned property is located within easy walking distance to the beautiful Del Duque golden sand beach and would make an ideal holiday home or primary residence. Viewing is highly recommended by Clear Blue Skies so please call our Fañabé Plaza office for further information or to arrange an accompanied visit.

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.






