



# ClearBlueSkies

## Lovely Two Bedroom Duplex in a Popular Complex with Fantastic Sea Views



**Reference:** 8906C

**Area/Town:** San Eugenio Alto

**Complex:** Colina Blanca

**Type:** Apartment (Duplex)

**Status:** For Sale

**Price:** €339,000

**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m<sup>2</sup>):** 95 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 14 m<sup>2</sup>

- **Community:** Community Pool, Gated Complex, Lift
- **Decor:** Condition - Good, Fitted Cupboards, Spacious Accommodation
- **Exterior:** Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Dining Area, En Suite Bathroom, Lounge, Shower Room
- **Views:** Mountains, Sea
- **Additional:** Ceiling Fans

# Lovely Two Bedroom Duplex in a Popular Complex with Fantastic Sea Views

The Clear Blue Skies team is pleased to present this spacious two bedroom, two bathroom duplex apartment in the Colina Blanca complex located in San Eugenio Alto.

San Eugenio Alto is located above Costa Adeje to one side, and over Playa de las Americas to the other and is home to many high quality villas. It is the elevated area above the TF1 motorway, and provides virtually every property in this area with the most amazing panoramic sea views, yet is only a few minutes away from the wonderful beaches, shopping malls and restaurants of Costa Adeje and to the bars and nightlife of Playa de las Americas and Los Cristianos, the major south coast resort towns. There is also easy access to the fabulous Siam Mall, and also to Tenerife's main water theme parks, Siam Park and Aqualand and its close proximity to the TF1 motorway means that the Tenerife South airport is only twenty minutes by car.

Colina Blanca is a highly respected very well established and gated complex with a large communal pool and wide areas of terrace and gardens, ideal for relaxation and sunbathing and spending time with friends and family.

This is a wonderful bright and spacious two bedroom duplex apartment, extending to a substantial 95m<sup>2</sup> of living area. This fine home offers a thoughtful two-level layout which is perfect as a great holiday home or year-round living. On the upper floor, it features an open-plan fully fitted American style kitchen and has a lovely lounge which leads onto a wonderful sunny 14m<sup>2</sup> terrace with sea views which is perfect for outdoor dining al fresco, or taking a glass of wine while watching the fabulous Tenerife sunsets. Each floor benefits from a bedroom and bathroom, providing excellent privacy for guests or family. Additional areas on the lower level add flexibility for storage, home office use, or extended living.

Located just moments from local amenities, shops and cafés this property would benefit from modernization and is offered unfurnished & full of potential. Please contact Clear Blue Skies at our nearby office in Fañabé Plaza for more information, 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.

