



ClearBlueSkies

Lovely Ground Floor Two Bedroom Apartment with Lovely Outside Space



Reference: 8910

Area/Town: Callao Salvaje

Complex: Callao Beach

Type: Apartment

Status: For Sale

Price: €425,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 1
- **Internal (m²):** 70 m²
- **Terrace (m²):** 47 m²
- **Year Constructed:** 2004
- **Floor level:** Ground

- **Community:** Community Pool, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Garden, Private terrace
- **Location:** Conveniently Situated For Golf, Near Amenities, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area
- **Views:** Coastal, Garden, Mountains
- **Additional:** Air Conditioning

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Clear Blue Skies is pleased to present for sale this lovely two bedroom apartment which is located in Callao Salvaje on Tenerife's sun-drenched south-west coast, and which enjoys an excellent ground floor position in the Callao Beach complex.

Callao Salvaje is a self contained town located just a short drive from both Adeje Town and Costa Adeje, and just a 25 minute drive to the Tenerife South airport. This lovely village, which is popular with both residents and holiday makers alike, is known for providing some of the best weather on the whole island. Property in Callao Salvaje has dramatically increased in demand in recent years and it is also the site of a lot of ongoing investment and high quality new construction projects. With its landscaped walkways, small beach and surrounding bars, cafes, restaurants this is a lovely area with a friendly, welcoming community. Additionally, the neighbouring resort of Playa Paraiso features further amenities, including the brand new shopping and restaurant complex, La Rosa Centre.

Callao Beach is a well established and secure complex in a central location within the town and which enjoys large heated communal swimming pool with lots of sunbathing space. This apartment is in a good position within the complex and as it is on the ground level it offers easy stair free access.

Internally the apartment is spacious and well presented with two double bedrooms, both with fitted wardrobes, a family bathroom with easily accessible walk in shower, an independent, well equipped and recently renovated kitchen, and comfortable living-dining space. The whole apartment has a front facing aspect meaning that both bedrooms, the kitchen and the living room all lead out to the terrace. Externally you can find an enviably large terrace of 47m², part of which has been closed to provide additional living space, whilst the rest remains open, has sun awnings already installed and is the ideal space to enjoy the incredible Tenerife weather. With ample space for outside dining, sunbathing, barbecuing and entertaining, this sunny terrace also enjoys a pleasant outlook and the use of a large lower area of community garden.

This lovely apartment represents a wonderful opportunity at a reasonable price in a popular area and additionally it includes a parking space in the communal garage and is being sold including the featured furniture. This property would make a perfect year round residence, or lock up and leave holiday home and early viewing comes highly recommended so please call Clear Blue Skies at our friendly office in Fañabé Plaza for more information and to make your 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.

