



ClearBlueSkies

Two Bedroom Duplex Penthouse in a Desirable Complex



Reference: 8961C

Area/Town: Palm Mar

Complex: Las Colinas de Los Menceyes

Type: Apartment (Duplex)

Status: For Sale

Price: €695,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m²):** 100 m²
- **Terrace (m²):** 84 m²

- **Community:** Community Garden, Community Gym, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Roof Terrace, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Popular Urbanisation, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom, En Suite Shower Room, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Mountains, Pool
- **Additional:** Air Conditioning, Many Special Features

Two Bedroom Duplex Penthouse in a Desirable Complex

Clear Blue Skies is delighted to offer this stylish duplex penthouse apartment in the beautiful complex of Las Colinas de Los Menceyes in Palm-Mar.

Palm Mar is a very popular resort, located at the southern tip of Tenerife, which has a cosmopolitan, relaxed atmosphere. Offering a wide range of local amenities such as classy restaurants, bars and cafes as well as shops and supermarkets, it has everything you need for day to day living, close at hand. The area enjoys a lovely natural rock coastline with seafront promenade and even a stylish beach club, perfect for a sunset cocktail. Palm Mar is home to some very exciting future development which will only add to the current popularity and air of exclusivity already felt in this attractive town.

Las Colinas de Palm-Mar is a recently completed project by a highly regarded construction company which has been responsible for building most of the top quality developments in this area. It is located close to the local nature reserve of "La Rasca", a great place for walking, and the complex consists of eight buildings, each with only sixteen apartments, spread over four floors all with lift access. In the complex there are two beautiful heated swimming pools surrounded by spacious sun terraces. The complex also offers a modern hi-tech gym, exclusively for residents.

This luxurious top floor property is incredibly spacious with a living area of 100m² spread over two floors. On the lower level there is a double guest bedroom with en-suite bathroom and fitted wardrobes plus a guest toilet. The living-kitchen-dining space has an open plan concept and is bright and comfortable. The kitchen is modern and light with quality white units and a utility room. The living room and bedroom both lead out to a lovely terrace partially covered by a feature wooden pergola and with peaceful views over the gardens and pool.

On the upper level is the master suite which again incorporates fitted wardrobes and a spacious en-suite bathroom with double vanity unit. On this level there is also a private sunny terrace with sunbathing area, exterior shower and luxury jacuzzi with an open outlook over the complex.

This stunning property is in immaculate condition and is air-conditioned throughout and will be sold inclusive of lovely furniture. It features lifts to all floors which provide access to the private parking space and store room in the community garage. Viewing of this lovely home is highly recommended by Clear Blue Skies, please contact us at our friendly office in Fañabé Plaza for more information and to make an appointment for 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.

