



## Fabulous Two Bedroom Garden Apartment in a Desirable Location in La Caleta



**Reference:** 8962C

**Area/Town:** La Caleta

**Complex:** Magnolia Golf Resort

**Type:** Apartment

**Status:** For Sale

**Price:** €995,000

**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m<sup>2</sup>):** 130 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 102 m<sup>2</sup>

- **Community:** Children's Pool, Community Garden, Community Gym, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** BBQ Area, Covered Terrace, Easily Maintained Gardens, Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, En Suite Shower Room, Lounge, Storeroom
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Many Special Features, One Level

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Clear Blue Skies is very pleased to offer this beautifully presented two bedroom, two bathroom ground floor garden apartment in Magnolia Golf Resort in La Caleta, the most prestigious part of Costa Adeje, in the South of Tenerife.

Beautiful La Caleta, which only a few years ago was little more than a Canarian fishing village, is now the place to be in Costa Adeje. The lovely natural harbour is now surrounded by around two dozen beautiful restaurants and up-market cocktail bars and the magnificent Los Corales Suites hotel complex. Two minutes away by car you can find the famous Costa Adeje Golf Club with its Championship Golf Course and nine hole Los Lagos course. A short stroll away is the start of the beautiful promenade, the perfect place for a seafront walk, which connects with Playa del Duque and beyond, all the way through the nearby resort towns of Playa de las Americas and Los Cristianos. On hand there are world class sports facilities to be found at the nearby Tenerife Top Training centre, and easy access to the TF1 motorway means the Tenerife South airport is only twenty minutes drive away.

Magnolia Golf Resort is a beautiful and very desirable complex built in 2010 by a well-renowned developer. It is located close to the small harbour so everything La Caleta has to offer is only a short stroll away. It is a modern and well maintained gated complex with heated communal pool, gardens, gym and sauna.

This wonderful property boasts a very spacious living area of 100m<sup>2</sup> all on one level. It comprises a separate fitted and equipped kitchen with access to the covered breakfast terrace and garden area. The lounge is a comfortable size with patio doors leading out to the sunny terrace, and there are two generous bedrooms with fitted wardrobes, both with en-suite bathrooms and one with direct terrace access, plus an additional guest toilet. Enjoying a ground floor yet elevated position with easy access, this beautiful property is air conditioned and is being sold inclusive of all the stylish furniture and is ready to enjoy from day one. The sunny garden and terrace (102m<sup>2</sup>) comes with a jacuzzi and is the ideal place to relax, entertain and enjoy the wonderful Tenerife climate with views to the mountains and ocean. A designated underground parking and storage room are also included as standard.

This ultra-desirable property really does have it all and viewing is highly recommended, please call our friendly Clear Blue Skies office in Fañabé Plaza for more information and to make arrangements for 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.

