

## Lovely Two Bedroom Townhouse Close to the Sea



**Reference:** 8967C  
**Area/Town:** Palm Mar  
**Type:** House  
**Status:** For Sale  
**Price:** €494,000

**Beds:** 2  
**Baths:** 2  
**Guest Toilets:** 1  
**Internal (m<sup>2</sup>):** 161 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 41 m<sup>2</sup>

**Energy Efficiency Rating:**



- **Decor:** Excellent Condition, Fitted Wardrobes, Modern Style, Partially Furnished, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Balcony, Garden
- **Location:** Conveniently Situated For Golf, Near Amenities, Prestigious Area, Quiet Location, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Kitchen Diner, Living Room With Dining Area, Shower Room
- **Views:** Sea
- **Additional:** Air Conditioning, Security Grills, Solar Heated Water

# Lovely Two Bedroom Townhouse Close to the Sea

Clear Blue Skies is delighted to present to the Tenerife property market, this splendid, energy efficient property. This is a lovely two bedroom, two bathroom townhouse, located only 150 metres from the sea, in the ever popular small coastal town of Palm-Mar.

Palm-Mar sits in a secluded inlet, only a couple of kilometres away from Los Cristianos, but separated from it by Montaña Guaza and light years away from the hustle and bustle of the large southern resort towns of Los Cristianos and Playa de las Americas. An oasis of calm and sophistication, Palm-Mar has expanded during the last decade and is fully serviced with an array of up-market shops, cocktail bars and quality restaurants. Situated a few minutes off the TF1 motorway, Palm-Mar is only 20 minutes drive from the Tenerife South airport, and 10 minutes from Costa Adeje and features a lovely nature reserve called Malpais de la Rasca.

This wonderful townhouse is beautifully presented and set out over three levels. The ground floor has an open plan layout and includes a modern fully fitted kitchen with breakfast bar seating, a dining area, a guest toilet and spacious lounge. On the upper level there are two bedrooms and two bathrooms, both bedrooms feature fitted wardrobes and there is a lovely private balcony with lateral views to the Atlantic Ocean.

Externally, leading from the lounge is a sunny south west facing garden and terrace (41m) featuring a jacuzzi, perfect for sunbathing, barbecues, or just relaxing in the glorious Tenerife sunshine with friends or family.

This really is a unique property. It comes with many special features including a double private garage which incorporates a utility area and is accessible directly from the main house. There is air conditioning, solar panels, retractable sun blinds and even an electric car charging point. This excellent property is also being offered for sale partially furnished which means it's pretty much ready to go from day one.

This would be a splendid property for someone wishing to buy a lovely spacious home, with lots of outdoor space, a large private garage, or alternatively a secure holiday home, Now reduced by over 30,000€ Clear Blue Skies highly recommend viewing to appreciate everything this lovely home has to offer. Please contact our friendly office in Fañabé Plaza for more information and to make arrangements to view.

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.

