

# ClearBlueSkies

## Lovely Air-Conditioned One Bedroom Apartment In Popular Well Located Complex



**Reference:** 9046  
**Area/Town:** Torviscas Alto  
**Complex:** Balcón del Atlántico IV  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €265,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 1
- **Baths:** 1
- **Internal (m2):** 54 m<sup>2</sup>
- **Terrace (m2):** 13 m<sup>2</sup>
- **Year Constructed:** 2001

- **Community:** Community Pool, Gated Complex
- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Tastefully Decorated
- **Exterior:** Patio
- **Location:** Conveniently Situated Tennis, Good Road Access, Near Amenities, Near Transport, Quiet Location, Residential Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** Lounge, Shower Room, Storeroom
- **Additional:** Ceramic Hob, Dishwasher, Microwave, Oven, Security Grills, Washing Machine

# Lovely Air-Conditioned One Bedroom Apartment In Popular Well Located Complex

Clear Blue Skies is pleased to present for sale this well proportioned apartment and competitively priced in the very popular Balcon del Atlántico complex, located in Torviscas Alto in the south of Tenerife.

Torviscas Alto is a popular neighbourhood located within the Costa Adeje region in the south of Tenerife. This area is just a few minutes' drive inland from the beaches of Torviscas Bajo, San Eugenio Bajo, Playa Fañabé and Playa del Duque, the impressive marina at Puerto Colon and major attractions such as Aqualand and Siam Park waterparks. Nearby there are many shopping malls including The Duke Shops, Siam Mall and the X-Sur Mall and Cinema Complex and an endless variety of restaurants and bars. Its location, close to the motorway, means that the Tenerife South airport is only twenty minutes away and makes access to every part of this wonderful island very easy.

Balcon del Atlántico is a lovely residential complex with two communal swimming pools, one of which is heated, so perfect for the cooler months. Right on the doorstep there is a selection of local independent businesses such as a café-bar, minimarket, pizzeria and a beauty salon and there are many more facilities just a short distance away.

This well-appointed ground floor property is a nice size, measuring 54m<sup>2</sup> internally and is distributed as follows. There is an entrance hall, a double bedroom with ample fitted wardrobes, a family shower room with walk in shower, and the main living-dining-kitchen area. The kitchen has been recently refurbished and is now very modern and sleek with integrated appliances and breakfast bar seating whilst the living room is comfortable and homely and leads out directly to the patio area which again is a nice size at 13m<sup>2</sup>. The property is being sold including it's stylish featured furnishings.

The property has air conditioning installed in both the living room and bedroom ensuring year round comfort and also comes complete with a parking space and useful storage room located within the community.

Due to its convenient location, this attractive property would make a great full time residence or alternatively, could also be a great option as a holiday home for those looking for a quieter location and more residential feel. Now reduced by 20,000€ Please contact Clear Blue Skies at our nearby friendly office in Fañabé Plaza for further information, and to arrange your accompanied 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.

