

# ClearBlueSkies

## Elegant and Beautifully Appointed Townhouse with Guest Apartment



**Reference:** 9057  
**Area/Town:** Callao Salvaje  
**Complex:** Vista Alegre  
**Type:** House (Townhouse)  
**Status:** For Sale  
**Price:** €475,000

**Beds:** 3  
**Baths:** 2  
**Internal (m<sup>2</sup>):** 147 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 26 m<sup>2</sup>

**Energy Efficiency Rating:**



- **Community:** Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fully Furnished, Modern Style, Refurbished, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Roof Terrace, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Guest Apartment, Living Room With Dining Area, Shower Room, Storeroom
- **Views:** Sea
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies is delighted to be chosen as the sole agent to present this lovely three bedroom townhouse apartment, located in the popular area of Callao Salvaje on Tenerife's sun-drenched south-west coast.

Callao Salvaje is a small resort town located almost equidistant to Adeje Town and Costa Adeje, around 5-10 minutes' drive away, and Playa de las Americas and Los Cristianos a little further away. Located close to the TF1 motorway, it is around 25 minutes' drive to the Tenerife South airport. This lovely village is known to have its own microclimate, providing some of the best weather on the whole of the island with landscaped walkways, beach and surrounding bars, cafes, restaurants, small businesses and a friendly, welcoming community. Additionally, the next door resort of Playa Paraiso features even more amenities, including the brand new shopping and restaurant complex, La Rosa Centre.

This is an elegant and beautifully appointed townhouse offering refined living spaces and exceptional versatility throughout. This attractive property is situated on the ever popular Vista Alegre complex and is distributed over three floors plus a roof terrace. Designed for both comfort and style, the property features an entrance hallway, spacious separate kitchen, and is finished to a high standard. It features a light-filled lounge and dining area that opens onto a sun-drenched private terrace — perfect for relaxing or entertaining, and part of the terrace has been enclosed to offer an additional sitting room.

The upper level hosts two beautifully proportioned air conditioned bedrooms, one of which enjoys its own private balcony, with sea views and a contemporary shower room finished with quality fittings and tasteful design. From here stairs lead up to the large private roof terrace; a great spot to enjoy the incredible Tenerife sunsets or soak up the sunshine. On the basement level, an independent self-contained apartment provides superb flexibility for guests, extended family, or premium rental opportunities. The communal pool is close by with sun loungers in place for relaxing on those lazy, sunny days.

Combining sophistication and comfort, this outstanding residence is ideal as a luxurious permanent home or holiday retreat. Additionally, there is a designated parking space in the communal garage with a handy store room. The featured furniture will form part of the sale, so it's ready to enjoy from day one so please contact Clear Blue us as the exclusive sales agent at our 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.

