Modern Villa with Stunning Views in Fabulous Front Line Setting in Playa San Juan








Reference: 9073C
Area/Town: Playa de San Juan
Type: House (Villa)
Status: For Sale
Price: €2,395,000
Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 3
- **Kitchens:** 2
- **Living:** 2
- **Plot (m2):** 600 m^2
- **Internal (m2):** 312 m^2

- **Decor:** Built to High Standards, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Easily Maintained Gardens, Garage, Private Pool, Sunny Terraces
- **Location:** Near Amenities, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Shower Room, Living Room With Dining Area
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies Group is delighted to present an architectural masterpiece of this quality and individuality, in the very popular village of Playa San Juan, located on the south west coast of Tenerife, and reputed to have the best climate on the whole of the island.

The seafront village of Playa de San Juan is located within the municipality of Guia de Isora and has always been popular with locals and residents, however it has become increasingly popular with visitors and holiday home owners in recent years, especially amongst those seeking a more authentic Canarian lifestyle. It is a substantial village and within the village itself there are a host of quality shops, bars and restaurants which have increased with the development and growth of the resorts nearby, namely the Abama Ritz Carlton and the Gran Melia Palacio de Isora.

This fabulous independent and contemporary property offers something unique in the area; luxury and cutting-edge design against the backdrop of traditional village life. Less than fifty metres from the seafront, this incredible home offers a fantastic indoor/outdoor flow and upon entering, it becomes apparent that great thought and care has been applied to every aspect of its design and presentation. On entering this fantastic air-conditioned property, twin doors lead you into a luminous hallway with double ceiling height and onto a lounge and dining area, from which you have access to the stunning swimming pool and an independent breakfast kitchen. Then there is a second lounge with open plan high gloss white fitted kitchen and central island furnishings, an office, the master bedroom with dressing room and en-suite shower room, and guest bedroom plus a family shower room. This flowing space is bathed in light from the floor to ceiling windows to enjoy the incredible views and is the perfect space for stylish and ultra comfortable living and entertaining. Moving down to the bottom floor, there are two further comfortable double bedrooms and a shower room, utility area and considerable garage with space for two cars, as well as further driveway parking.

Externally, there are sunny terraces and low maintenance gardens, a private pool that enjoys front line ocean views, seating and sunbathing areas. As if all this was not enough, at the further roof top level you will find a sitting area leading onto a generous roof terrace with incredible unobstructed sea & mountain views. This unique property features two separate living areas and two fully equipped kitchens, making it ideal for large families or guests. Without doubt, this unique furnished property comes highly recommended by Clear Blue Skies to our most discerning clients, with viewing advised to appreciate its very many special features and enviable location. Please contact us at our friendly office in Fañabé Plaza for more information and to arrange 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.











