Beautifully Appointed Two Bedroom Duplex Apartment in a Fabulous Location








Reference: 9083C
Area/Town: La Caleta
Complex: Magnolia Golf Resort
Type: Apartment (Duplex)
Status: For Sale
Price: €680,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 108 m^2
- **Terrace (m2):** 45 m^2
- **Floor level:** 3

- **Community:** Community Garden, Community Gym, Community Pool, Gated Complex, Heated Outdoor Pool, Lift, Sports Facilities, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Modern Style, Renovated, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Prestigious Area, Walking Distance To Beach, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, En Suite Shower Room, Kitchen Diner, Living Room With Dining Area, Storeroom
- **Views:** Mountains
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies is delighted to offer for the sale this luxurious two bedroom, two bathroom, duplex 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 it's 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 beautifully renovated luxury property offers an expansive internal living area of over 100m² with a comfortable layout distributed over two floors. The independent kitchen is modern, fitted and completely equipped with access to a breakfast terrace, guest toilet and a spacious and bright lounge with access to the inviting main terrace. Upstairs there are two substantial bedrooms with fitted wardrobes, both with en-suite bathrooms and one with direct terrace access, the ideal spot to enjoy the wonderful climate. Enjoying an elevated position with easy access, this beautiful property is air conditioned and is being part furnished, ready for the new owners to personalise. Designated underground parking and a storage room are also included.

This very desirable property benefits from a superb outside area of approximately 45m², which is exactly what is needed in order to fully enjoy the outdoor Tenerife way of life. With a pleasant outlook out towards the mountains, viewing on this immaculate apartment comes highly recommended by Clear Blue Skies, please call our friendly 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.






