

ClearBlueSkies

Lovely Air Conditioned Ground Floor Studio in Central Playa de Las Americas



Reference: 9101C
Area/Town: Playa de Las Americas
Complex: Paraiso Royal
Type: Apartment (Studio)
Status: For Sale
Price: €249,000
Energy Efficiency Rating: Pending

- **Baths:** 1
- **Internal (m2):** 46 m²
- **Terrace (m2):** 10 m²
- **Year Constructed:** 1983
- **Floor level:** Ground

- **Community:** Community Garden, Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Terrace
- **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:** American Kitchen/Kitchenette, Dining Area, Shower Room
- **Views:** Town
- **Additional:** Air Conditioning, Ceiling Fans, Ceramic Hob, Microwave, One Level, Washing Machine

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Clear Blue Skies is pleased to present for sale this attractive apartment located in the south of Tenerife in the heart of Playa de las Americas, in the complex of Paraiso Royal.

For those who want nothing more than to be at the centre of south Tenerife's liveliest area, this lovely property presents a great opportunity. Situated within easy walking distance of the beach front of Playa de las Americas, the Paraiso Royal complex really does have everything right on the doorstep. For those looking for nightlife, the party areas of Las Veronicas and Starco are nearby whilst the quality shops and restaurants of the "Golden Mile" can also be easily reached. The other main resort town of Los Cristianos is only a short walk along the beach front and in the other direction, you can find the upmarket area of Costa Adeje, leading to La Caleta with it's wide selection of top restaurants. Playa de las Americas is located next to the TF1 motorway so the Tenerife South airport is only twenty minutes drive away and the Siam Mall and the Siam Water Park can be reached by taxi in under five minutes.

Paraiso Royal is a well established gated complex featuring a lovely community swimming pool with lots of terraced areas for sunbathing and a friendly pool bar.

This modern renovated studio apartment is in great condition and is situated on the ground floor with easy access for those with limited mobility. The interior is a nice size (46m²) with a bright and spacious living/sleeping area and incorporates the corner fitted kitchen. There's an abundance of natural light from the patio doors which lead out to the terrace from the dining area, whilst the bathroom is compact and has modern walk in shower installed and a handy utility cupboard with washing machine. Externally, the apartment features a private terrace with ample space for sunbathing and "al fresco" dining in the wonderful Tenerife climate.

This splendid apartment is air conditioned throughout and will be sold inclusive of the featured furnishings and it would make a perfect holiday home due its great central location. We believe that this apartment will attract a lot of interest so please contact Clear Blue Skies at your earliest convenience at our friendly office in Fañabé Plaza for further details and to make arrangements for your 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.

