

Excellent Air-Conditioned Duplex Penthouse with Lovely Sea Views in Popular Central Location



Reference: 9120
Area/Town: San Eugenio Bajo
Complex: Garden City
Type: Apartment (Duplex)
Status: For Sale
Price: €330,000
Energy Efficiency Rating: Pending

- **Beds:** 1
- **Baths:** 1
- **Guest Toilets:** 1
- **Internal (m2):** 50 m²
- **Terrace (m2):** 20 m²
- **Year Constructed:** 1986
- **Floor level:** 4
- **Storeys:** 2

- **Community:** 24H Reception, Children's Pool, Community Garden, Community Pool, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Condition - Good, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Refurbished, Tastefully Decorated
- **Exterior:** Sunny Terraces, 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, Lounge
- **Views:** Pool, Sea, Town
- **Additional:** Air Conditioning, Ceiling Fans, Ceramic Hob, Microwave, Oven, Security Grills, Washing Machine

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Clear Blue Skies is pleased to present this lovely one bedroom penthouse, duplex apartment in the extremely popular complex of Garden City in the central location of San Eugenio Bajo in the south of Tenerife.

San Eugenio Bajo is the area between Playa de las Americas and Costa Adeje, filled with restaurants, bars, shops and all manner of nightlife all at only a five minute walk from the fantastic beaches of Playa Torviscas and Playa Fañabé and the beautiful yacht filled marina of Puerto Colon. San Eugenio Bajo is well connected with the motorway, and is only a few minutes' drive from Playa de las Americas, Costa Adeje and Los Cristianos, and around twenty minutes from the Tenerife South airport. For shoppers, Siam Mall and Plaza del Duque are close by, and for water enthusiasts, Siam Park and Aqualand are only a few minutes away.

The Garden City complex could not be better located as it is set in the heart of San Eugenio Bajo and has been a favourite for families and couples for many years. It has a 24-hour reception, pool bar, mini market and two community swimming pools (one heated) with lots of terraced and garden areas with sun beds making it the perfect place to enjoy the beautiful, year-round Tenerife climate.

This lovely apartment has been internally upgraded, is very well presented throughout and is being offered for sale fully furnished. It is located on the upper fourth and fifth floors with lift access, and features an open plan living area incorporating a comfortable lounge and fully fitted American-style kitchen with breakfast bar seating, and a convenient guest toilet all on the lower level. From the lounge you can directly access the lower terrace which is the ideal space to relax or share an "al fresco" meal with family or friends and which enjoys a lovely view over the pool and out towards the sea.

On the upper level can be found the double bedroom with fitted wardrobes and a modern, recently fitted shower room. There is a second, very nice terrace on this level which offers an even better outlook over the resort and toward the glistening ocean beyond.

Both bedroom and living room have air conditioning already installed and the apartment is presented in move in condition meaning it is ready to enjoy from day one. It would make an absolutely excellent holiday home due to its location in a lovely and well equipped complex and comes highly recommended by Clear Blue Skies, please contact our nearby friendly office in Fañabé Plaza at your earliest convenience, for more details or to make viewing arrangements.

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.

