Attractive Two Bedroom Apartment in Coastal Location








Reference: 9161
Area/Town: Playa de San Juan
Complex: Costa Calma
Type: Apartment
Status: For Sale
Price: €368,000

Beds: 2
Baths: 1
Internal (m2): 68 m^2
Terrace (m2): 20 m^2
Year Constructed: 2000
Floor level: Ground

Energy Efficiency Rating:



- **Community:** Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Modern Style, Refurbished, Spacious Accommodation
- **Exterior:** Garage, Private terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Dining Area
- **Views:** Town
- **Additional:** One Level, Oven

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Clear Blue Skies is delighted to present for sale this beautiful two bedroom apartment with generous outdoor space in the complex of Costa Calma in the lovely coastal town of Playa de San Juan.

Located on the glorious west coast of Tenerife, Playa de San Juan is a delightful town full of Canarian charm, boasting several lovely beach areas and a fishing port. It is situated 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. Within the town itself, there are a host of quality bars and restaurants which have increased in number with the development and growth of the resorts of the Abama Ritz Carlton and the Gran Melia Palacio de Isora, both within the municipality.

Costa Calma is a well established and maintained complex with large communal areas incorporating the swimming pool and sunbathing terrace, ideally positioned just a stroll away from the ocean promenade and a short walk into town. It is a family friendly yet quiet complex making it the perfect choice for those seeking a full time residence or more relaxed holiday home or winter retreat.

This fantastic, ground floor apartment is in lovely condition, attractively presented and has been recently partially refurbished. Internally it is a nice size at nearly 70m² and enjoys a one level layout incorporating two good sized double bedrooms both with fitted wardrobes, and a family bathroom which has been tastefully refurbished and is now presented in a modern style, with walk in shower and black tap and shower fittings. The kitchen has also been completely remodelled and now features high gloss white cupboards and wood effect work top giving it a clean fresh finish. It also benefits from a very convenient adjacent utility area to house the washing machine and give additional storage. The comfortable lounge-dining area is again a nice size and enjoys plenty of natural light from the patio doors which lead out to the private terrace.The 20m² terrace area is a lovely space and has ample room for a dining table and chairs as well as sun loungers or perhaps a chill out sofa. It has a sun awning fitted for when shade is needed and the already installed security grills on the patio doors and window, make it perfect to lock up and leave if it is not your year round residence.

This attractive apartment has been well cared for and improved and comes with the added bonus of a private closed garage within the community parking included in the price. The apartment will be sold mostly unfurnished however there is a possibility to acquire the current tasteful and good quality furnishings by separate negotiation making the possibility of buying, moving in and enjoying all on the same day a possibility. Clear Blue Skies highly recommend early viewing to appreciate the wonderful location and comfortable accommodation, so please contact our friendly office in Fañabé Plaza for further information and to make arrangements for 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.






