Very Attractive Duplex Penthouse in a Popular Area








Reference: 9186C
Area/Town: Palm Mar
Complex: Cape Salema
Type: Apartment
Status: For Sale
Price: €435,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m2):** 60 m^2
- **Terrace (m2):** 69 m^2
- **Floor level:** 5

- **Community:** Children's Pool, Community Garden, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Condition - Good, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Popular Urbanisation, Quiet Location, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Living Room With Dining Area, Shower Room
- **Views:** Mountains, Pool, Sea
- **Additional:** Air Conditioning

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Clear Blue Skies is pleased to present for sale this lovely two bedroom duplex penthouse in the Cape Salema complex in Palm-Mar, located in the south of Tenerife.

Palm-Mar is a charming, upscale resort nestled within a scenic bay, showcasing a beautiful pebble beach and rock pools filled with intriguing marine life. It offers a diverse range of shops, high-quality bars, and restaurants, including a delightful "chill out" beach bar with its own sandy beach area. Adjacent to Palm-Mar lies the pristine nature reserve, Malpas de la Rasca, perfect for those who enjoy exploring natural landscapes, walking or cycling. The atmosphere is perhaps quieter than the nearby resorts of Los Cristianos, Playa de las Americas and Costa Adeje but it enjoys a sophisticated and cosmopolitan atmosphere and is perfect for holidays, longer stays or indeed year round living.

Cape Salema is a well establish gated complex featuring a communal pool, a children's pool and sunbathing areas set amidst beautiful landscaped gardens. This beautifully presented penthouse has been thoughtfully reimagined to maximise its living space, creating a stylish and versatile home with exceptional outdoor areas and breathtaking panoramic views. Originally designed as a one-bedroom penthouse with a private roof terrace, the property has been cleverly adapted to provide additional accommodation on the upper level, offering flexibility for visiting family and friends. The main floor features a bright and spacious open-plan living area, incorporating a modern fitted kitchen with breakfast bar seating, a dining area and a comfortable lounge. The living space flows onto a lovely terrace with a practical utility area and wonderful views. Also on this level is a generous double bedroom with fitted wardrobes and a contemporary shower room.

The upper level, a particularly appealing feature of this property, was part of the original roof terrace and has been adapted to create an additional sleeping area and shower room, while retaining a delightful outdoor terrace complete with pergola and built in storage. This inviting space is perfect for relaxing, entertaining or enjoying the wonderful year-round climate. The property enjoys lovely views to the Ocean, mountains, swimming pool and nature reserve, providing a beautiful backdrop from its outdoor spaces.

Offered fully furnished, with air conditioning and a private parking space included, this property represents an excellent opportunity for those seeking a comfortable home with flexible accommodation and exceptional outdoor living. Please contact Clear Blue Skies at our office in Fañabé Plaza for more information and to arrange an 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.











