Wonderful Front Line Two Bedroom Duplex Apartment








Reference: 9190C
Area/Town: San Eugenio Bajo
Complex: Club Atlantis
Type: Apartment (Duplex)
Status: For Sale
Price: €695,000
Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Terrace (m2):** 17 m^2
- **Floors:** 2

- **Community:** Children's Pool, Gated Complex, Heated Outdoor Pool, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Near Transport, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Shower Room, Living Room With Dining Area, Shower Room, Utility Room
- **Views:** Sea
- **Additional:** Many Special Features

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Clear Blue Skies is pleased to offer this wonderful two bedroom, two bathroom property on the highly desirable front line Club Atlantis complex in Puerto Colon.

Puerto Colon, is one of the hotspots of the South of Tenerife, situated adjacent to Playa de las Americas in Costa Adeje. Here you can find an array of boats, from small pleasure craft to ocean-going yachts plus it's the home of many catamarans and other pleasure boats which sail amongst the whales and dolphins each day between Tenerife and La Gomera. All of the facilities of the south of Tenerife like golf, tennis and of course all manner of water sports are within easy reach. The TF1 motorway is only a few minutes away and Tenerife South airport is approximately twenty minutes away.

Club Atlantis is undoubtedly one of the most highly regarded complexes in the Costa Adeje region, and it is easy to see why. Occupying a grand, elevated position overlooking the Puerto Colon Marina, promenade, and its adjacent beach, this development is the perfect place to enjoy the best of Tenerife's sun, sea and sand lifestyle. This gated complex offers two communal pools (one heated throughout the slightly cooler winter months) and a lovely pool bar.

This two bedroom duplex bungalow presents a rare opportunity to purchase one of the finest properties in Club Atlantis. The property is laid out over two floors, in an "upside down" configuration, making the most of the stunning sea views of the upper floor where we find the main living area, and utilising the privacy of the lower floor which accommodates the master bedroom. On entering the property from the complex we find ourselves in a small entrance hallway. There is a generously proportioned double bedroom which has fitted wardrobes and an attractive shower room. The hallway opens up into the spacious lounge / dining room with an open plan kitchen and access through patio doors onto the balcony. This living space is tastefully presented, with modern kitchen cabinets and appliances. The balcony has a retractable sun canopy and barbeque / fire feature and provides the ideal spot to relax and enjoy the sun whilst taking in the peaceful sea and marina views. On the lower level you will find the master bedroom, which boasts a spacious bedroom, an en-suite shower-room with walk in shower and sink vanity unit, fitted wardrobes and its own spacious, private terrace accessed via patio doors from the bedroom. Also on this level is a useful utility and storage space.

Clear Blue Skies highly recommend viewing to appreciate this great property and fantastic location, please contact our nearby friendly Fañabé Plaza office for more information or to arrange a visit.

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.











