

Stunning Three Bedroom Villa in Absolute Prime Location



Reference: 8348C

Locality: Playa del Duque

Complex: Terraza del Duque

Type: House (Villa)

Status: **Sold**

Price: €5,200,000

Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Living:** 2
- **Plot (m2):** 400 m²
- **Internal (m2):** 300 m²

- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Garage, Mature Garden, Private Pool, Private terrace
- **Location:** Beach front, Conveniently Situated For Golf, Prestigious Area, Very Good Access, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Cellar, Dressing Room, En Suite Bathroom, Music Room
- **Views:** Pool, Sea
- **Additional:** Ceiling Fans

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Clear Blue Skies Group is honoured to present for sale this first line villa for sale, only one minute walk from the prestigious Bahia del Duque hotel and beach.

Playa del Duque is considered the premier area for tourism in the south of Tenerife and is awash with 5 star hotels, top class restaurants and designer boutiques as well as featuring a gorgeous golden sand beach. The lovely seafront walkway leads all along the coast in one direction as far as Los Cristianos and for the sports enthusiast there are several top golf courses nearby and all manner of watersports can be enjoyed from the nearby port of Puerto Colon. In the other direction you can find, around 20 minutes walk away, the beautiful La Caleta, formerly a small fishing village, now a veritable oasis of culinary delight, with around two dozen fantastic restaurants around the natural harbour.

This stunning villa has been built over three levels; on the basement floor there is a closed garage with ample space for 3 vehicles, a large laundry room, an office, a full bathroom and a lovely wine cellar with stone walls, wooden rustic furniture and special temperature-controlled wine fridges making it absolutely ideal for entertaining and to enjoy a fine wine in a unique setting. There is also a large multi-purpose room which could be easily used as a home cinema room or gymnasium.

On the first floor, a welcoming entrance hall takes you to the independent kitchen, fully fitted and equipped. An attractive stained glass door invites you to the very spacious living area with dining room and with direct access to the terrace and gardens. On this level there are two large and bright double bedrooms, one with direct access to the terrace, enjoying lovely swimming pool and sea views. There is also a large family bathroom with corner jacuzzi bath and a guest toilet.

Outside, there are lovely gardens and terraces surrounding the house, whilst the feature gazebo is the perfect spot to dine al fresco. The swimming pool is a good size and immaculately maintained whilst the covered porch area is ideal to relax and enjoy the views.

Upstairs, there is an additional large living area, the perfect spot to read a book or to watch tv and which could also easily be used as a third bedroom. Here is also found a shower room bathroom, a conservatory style living room and a terrace with amazing sea views.

This incredible property could not be in a better position or location and offers a luxurious and comfortable place to either live permanently or to enjoy simply the best holiday location in the South of Tenerife meaning that the most discerning customers should contact Clear Blue Skies Group SL at our nearby office in Fañabé Plaza for more information or to arrange to view.

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.

