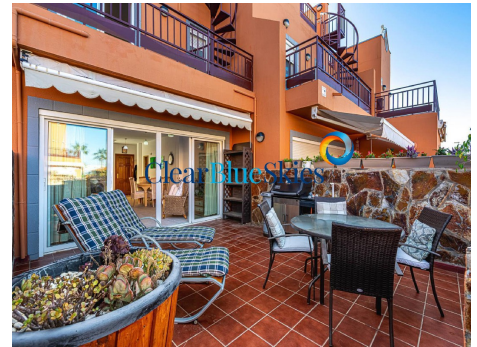


ClearBlueSkies

Delightful Furnished Two Bedroom Townhouse in an Extremely Desirable Location



Reference: 8782C

Area/Town: Playa del Duque

Complex: Residencial San Miguel II

Type: House (Townhouse)

Status: For Sale

Price: €625,000

Beds: 2

Baths: 2

Plot (m²): 130 m²

Internal (m²): 223 m²

Floors: 4

Energy Efficiency Rating:



- **Community:** Community Garden, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Balcony, Garage, Roof Terrace, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Popular Urbanisation, Prestigious Area, Very Good Access, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Shower Room, Kitchen Diner, Living Room With Dining Area, Shower Room, Utility Room
- **Views:** Mountains, Pool, Sea
- **Additional:** Air Conditioning, Ceiling Fans

Delightful Furnished Two Bedroom Townhouse in an Extremely Desirable Location

Clear Blue Skies is pleased to present this delightful two bedroom, two bathroom townhouse in the very desirable Residential San Miguel II complex, in the prestigious area of Playa del Duque in Costa Adeje.

Playa del Duque is located in the very popular Costa Adeje region of southern Tenerife, and is, without doubt, one Tenerife's most exclusive and upmarket areas. The constant appeal of Playa del Duque can be attributed to the beautiful white sand beach, the picturesque coastal promenade, endless high quality restaurants, nightspots, designer shopping malls and hotels and near-perfect weather. Its close proximity to the TF1 means it's only a twenty minute drive from the Tenerife South airport.

Residential San Miguel II is a beautifully maintained gated complex centred around a lovely communal swimming pool and children's pool plus it features lots of areas of communal terracing and gardens. It is located approximately only 750 metres (10 minutes' walk) from the Playa del Duque beach, or a short drive to the bustling areas of Playa de las Americas and Los Cristianos.

Offered for sale fully furnished and air conditioned, this is a superb turn key opportunity with a exceptionally spacious living area distributed over four levels (223m²). Upon entering from the street, you are greeted with a lovely terrace/garden and from here a few steps lead to the welcoming entrance hall. The ground floor consists of a modern and bright independent breakfast kitchen with integrated appliances, the roomy lounge has a dining area and sliding doors that exit to the spacious pool facing terrace, boasting direct access to the heated communal pool. Upstairs you will find a double bedroom with fitted wardrobes and balcony, family shower room and the master bedroom which offers an en-suite shower room, fitted wardrobes and a balcony with spiral staircase connecting the roof terrace. On the top level is a large private roof terrace with a lovely pergola which features panoramic views and all day sunshine, ideal for sunbathing, relaxing or even al fresco dining. Also included is a large garage, storage and utility room with direct access to the house.

In summary, this is a great property, perfect for either a holiday home or for a permanent residence with fantastic outdoor space, ideal for making the most of the wonderful climate Tenerife has to offer. Properties in this area rarely come available so please do not hesitate to contact Clear Blue Skies at our nearby Fañabé Plaza office, for further details and to arrange an accompanied viewing.

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.

