



# FORTIS CBS

## Villa in Quiet Area with Swimming Pool and Guest Apartments



**Reference:** 8537  
**Area/Town:** La Florida (Arona)  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €800,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 5
- **Kitchens:** 3
- **Living:** 3
- **Plot (m2):** 512 m<sup>2</sup>
- **Internal (m2):** 338 m<sup>2</sup>
- **Year Constructed:** 1996

- **Decor:** Completely Equipped Kitchen, Condition - Good, Fitted Wardrobes, Fully Furnished
- **Exterior:** Balcony, Garage, Garden, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Quiet Location, Residential Location
- **Rooms:** Guest Apartment
- **Views:** Coastal, Panoramic

# Villa in Quiet Area with Swimming Pool and Guest Apartments

Fortis CBS is delighted to present this spacious, detached villa in the quiet upmarket neighbourhood of La Florida which is set on the outskirts of the vibrant Canarian town of Valle San Lorenzo in the south of Tenerife.

La Florida is a small residential urbanisation just a short drive from the resort towns of Los Cristianos and Playa de las Americas in the south of Tenerife. It is in close proximity to the TF1 motorway, so it is less than twenty minutes drive to the Tenerife South airport and to the fabulous shopping malls, bars and restaurants of Costa Adeje. There are some local amenities in La Florida and many more available locally in the busy town of Valle San Lorenzo with its host of restaurants, shops and bars. Additionally it is conveniently located within easy access distance of Wingate school, the most prominent English curriculum school in south Tenerife.

This impressive detached villa is set on a very large plot of over 500m<sup>2</sup>, with an internal area of 338m<sup>2</sup> and is divided into the main living area plus two independent guest apartments. At the entrance level you can find the main body of the home which incorporates two double bedrooms, both with bathrooms ensuite, an office, another bathroom and an independent and spacious kitchen with its own handy pantry area. The living area with designated dining area is comfortable and homely and leads through a feature archway to a further conservatory style dining, lounge or library area. Bedrooms and living room enjoy air conditioning. At this level there is also a curved balcony area which enjoys panoramic views down towards the coast. The lower level is separated into two completely independent apartments, each with its own individual access, own kitchen, bathroom, living area and bedroom making this the perfect property for extended families or for those with visiting guests.

Externally at the lower level you can find the main outside area of the villa which offers excellent privacy and incorporates various seating areas including a dining area with pergola providing shade, tiled patio areas as well as planted gardens all surrounding the raised level, private swimming pool. Also there is a garage/storage areas. The swimming pool is prepared to be heated.

This fine property has been well maintained and while it could benefit from some cosmetic modernisation, it offers a world of possibilities to create a really special family home. Viewing is highly recommended in order to discover the great potential of this villa which is offered complete with it's featured furniture.

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.

