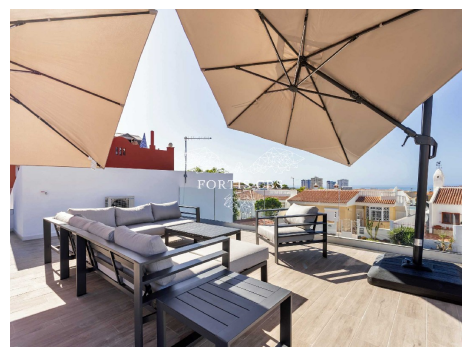
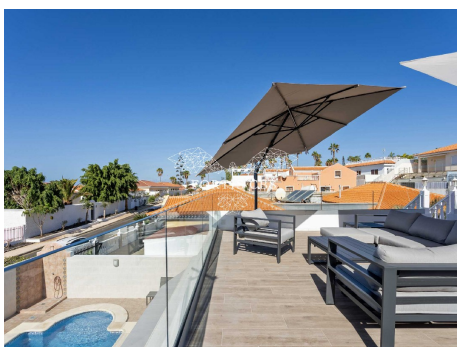




# FORTIS CBS

## Beautiful Extensively Modernised Detached Villa with Private Pool



**Reference:** 8648  
**Area/Town:** Callao Salvaje  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €755,000

**Beds:** 3  
**Baths:** 3  
**Guest Toilets:** 1  
**Plot (m2):** 500 m<sup>2</sup>  
**Internal (m2):** 168 m<sup>2</sup>  
**Year Constructed:** 2005

**Energy Efficiency Rating:**



- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Refurbished, Tastefully Decorated
- **Exterior:** BBQ Area, Private Pool, Roof Terrace, Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops
- **Views:** Partial Sea
- **Additional:** Air Conditioning

# Beautiful Extensively Modernised Detached Villa with Private Pool

It is with great pleasure that Fortis CBS present for sale this lovely detached and recently modernised villa located in the popular area of Callao Salvaje on Tenerife's sunny south-west coast.

Callao Salvaje is a small resort town located almost equidistant to Adeje Town and Costa Adeje, around 5-10 minutes' drive away, and Playa de las Americas and Los Cristianos a little further away. Located close to the TF1 motorway, it is around 25 minutes' drive to the Tenerife South airport and this lovely town is known to have some of the best weather on the whole of the island. Property in Callao Salvaje has dramatically increased in demand in recent years with its landscaped walkways, beach and surrounding bars, cafes, restaurants, small businesses and a friendly, welcoming community. Additionally, the next door resort of Playa Paraiso features even more amenities, including the brand new shopping and restaurant complex, La Rosa Centre.

This attractive bungalow style property has just undergone an extensive upgrade and is now very well presented including completely new bathrooms, new flooring and wardrobes in the bedrooms and air conditioning throughout. The generous living area of 168m<sup>2</sup> is conveniently spread over just one level and incorporates a nice size independent kitchen with breakfast bar seating and an ample, split-level lounge and dining room. The three bedrooms are all good size doubles and have sleek fitted wardrobes whilst all of the bathrooms have been completely refurbished including new plumbing and are modern and stylish, two with walk in shower and the largest with luxury corner bath and separate shower.

Externally at ground floor level is an ample terrace incorporating the private swimming pool, sunbathing area and a barbecue area with attractive aluminium framed pergola providing shade. Over and above this great space, is a roof terrace which is accessed via an external stair. This lovely area has been completely retiled, an attractive glass balustrade installed and furnished with brand new, high quality exterior furniture and umbrellas. The plot is a very generous 500m<sup>2</sup>.

This is a lovely villa with the added benefits of a large private garage (29m<sup>2</sup>) and is being sold fully furnished. It would make a great year round home for a family or a fantastic holiday property. There is always a high level of demand for this type of property and location so this attractive home is sure to generate a lot of interest, especially at this very competitive price which has just been reduced to 755,000 euros.

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.

