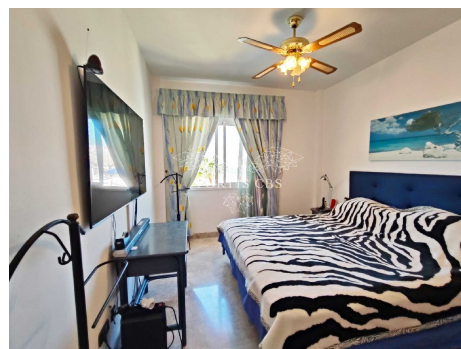




FORTIS CBS

Three Bedroom Duplex Apartment with Stunning Views



Reference: 8665

Area/Town: Los Cristianos

Complex: Playa Graciosa

Type: Apartment (Duplex)

Status: For Sale

Price: €749,000

Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Internal (m2):** 125 m²
- **Terrace (m2):** 86 m²
- **Year Constructed:** 2003

- **Community:** Heated Outdoor Pool, Lift
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes
- **Exterior:** Roof Terrace, Various Terraces
- **Location:** Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area
- **Views:** Mountains, Pool, Sea
- **Additional:** Oven

Three Bedroom Duplex Apartment with Stunning Views

Fortis CBS is delighted to offer for sale this lovely, spacious three bedroom, three bathroom top floor duplex apartment in the highly regarded Playa Graciosa complex in Los Cristianos.

Los Cristianos is one of the most important resorts in the south of Tenerife along with Playa de las Americas and Costa Adeje. Los Cristianos is the major port in the south, and provides a ferry service to a number of the other Canary Islands. It has several golden sand beaches and a beautiful esplanade which passes from Los Cristianos all the way through the other large resorts all the way to La Caleta, a distance of around 10 km. It also has a vast array of shops, bars, cafes and restaurants and other entertainment venues in this lovely town. Located just off the TF1 motorway, Los Cristianos is only a twenty minutes or so drive from the Tenerife South airport.

Playa Graciosa 3 is a secure gated complex, with two swimming pools, one heated, and a lovely communal area with terracing and tropical gardens in which to relax. The complex is one of the nicest and most sought after in the area, is very well maintained and is only a few minutes walk from the beaches, shops and the multitude of amenities of Los Cristianos.

This fine apartment is spacious and bright and is located on the uppermost levels of the complex so has no further apartments above. It consists of three double bedrooms, the master with en suite shower room and fitted wardrobes, an independent kitchen with attractive built in dining area underneath a feature window, a full family bathroom and very spacious lounge-dining room with double patio doors leading out to the lower terrace. This lovely covered outside space has room for a table and six chairs and enjoys a very pleasant outlook over the complex and out to the ocean. On the upper level can be found an additional space which could be enjoyed as a sitting area, office or occasional bedroom and which has fitted cupboards and convenient shower room, however the real joy of this higher level is the incredible open terrace which wraps around the full size of the apartment and offers space for dining, sunbathing, barbecuing and entertaining, while enjoying the stunning open outlook down towards the beautiful pool area towards the ocean making this perfect to enjoy the year round Tenerife weather.

This is a top quality apartment which is being sold furnished and with garage space and store room included in the price and which would make a fantastic permanent residence or luxurious family holiday home. It forms part of a highly sought after complex in a great location, this property has just benefitted from a 100,000 euros price reduction to 749,000 euros and as such we highly recommend viewing this property which will undoubtedly attract a lot of interest.

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.

