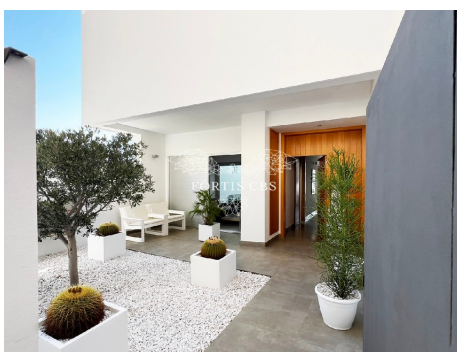
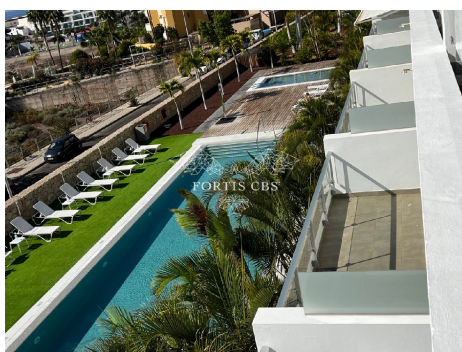


## Amazing Luxury Duplex Apartment in Exclusive Complex



**Reference:** 8670C  
**Area/Town:** La Caleta  
**Complex:** Caleta Palms  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €1,275,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m2):** 100 m<sup>2</sup>
- **Terrace (m2):** 56 m<sup>2</sup>
- **Year Constructed:** 2009
- **Floor level:** 1

- **Community:** Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Cupboards, Fully Furnished, Immaculate Condition, Jacuzzi, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Living Room With Dining Area, Storeroom
- **Views:** Mountains, Pool, Sea
- **Additional:** Air Conditioning, Many Special Features

# Amazing Luxury Duplex Apartment in Exclusive Complex

Fortis CBS is thrilled to present for sale this exceptional apartment in the Caleta Palms development in the highly sought after area of La Caleta in Tenerife.

La Caleta is quite possibly the most popular part of the south of Tenerife, perhaps the whole island, and is located on the edge of Costa Adeje. The name La Caleta means "little bay" and what was originally a tiny fishing village, is now a veritable culinary oasis with around thirty top quality restaurants wrapped around the bay. This is Tenerife at its very best, at the water's edge, surrounded by quality villas, townhouses and apartments, but only 2km from the TF1 motorway, with the glamorous shopping malls, restaurants, beaches and bars of Playa del Duque only a fifteen-minute walk away and the famous Costa Adeje Golf and Tenerife Top Training facilities just around the corner.

This property is positioned on the first floor of Caleta Palms, an exclusive residence made up of fifty-two luxurious apartments overlooking a sublime pool area with beautiful palm tree lined sun decks. The complex is oriented to ensure that the properties and shared spaces enjoy stunning views out to sea, pool and across the coastline and towards the awe inspiring mountains that define the landscape and climate of this fabulous island.

Entering the property on the ground floor, there is wonderful terrace seating area leading inside, here you will find a room used by the current owner as a sitting room but would also make a stunning 3rd bedroom or home office. This is a quirky room with two sets of patio doors, one providing access to the exterior of the property and the other opening internally to a wonderful inner courtyard terrace. The courtyard separates the bedroom and the kitchen, bringing an abundance of light to both spaces as well as a very cool design statement to the layout. The entrance passageway leads to the stunning open plan kitchen / lounge / dining room, a fabulous space with a premium grade kitchen installation featuring high gloss cabinets, an island with high-tech hob, contemporary style sink, a sleek stainless steel extractor unit and wall units with integrated stainless steel appliances. The lounge / dining area is a light filled space, with floor to ceiling glazed sliding doors that provide access onto a large sunny, spacious terrace with fabulous views.

An attractive staircase leads from the ground floor to the 1st floor where there is a double bedroom and guest bathroom. The master bedroom has an en-suite bathroom and large glass doors that open to the upper terrace which boasts a jacuzzi where the views are breathtaking. The property is air conditioned, has a parking private space and storeroom in the secure community garage and will be sold with the stylish furnishings. Now reduced by 120,000€ so don't delay.

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.

