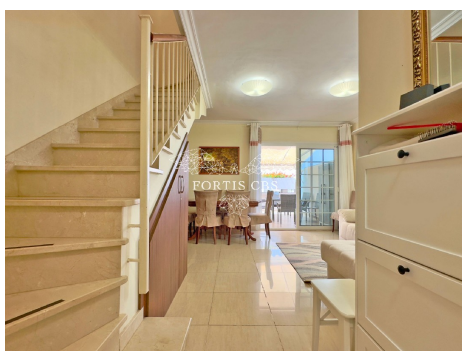
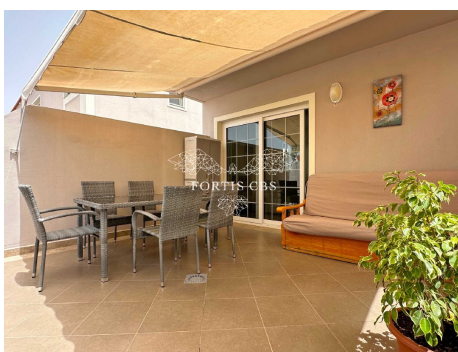


## Splendid Two Bedroom Townhouse in a Popular Area



**Reference:** 8687C

**Area/Town:** Callao Salvaje

**Complex:** El Jable

**Type:** House (Townhouse)

**Status:** For Sale

**Price:** €350,000

**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 1
- **Guest Toilets:** 1
- **Internal (m2):** 68 m<sup>2</sup>
- **Terrace (m2):** 40 m<sup>2</sup>
- **Floors:** 3

- **Community:** Children's Pool, Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Roof Terrace, Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Living Room With Dining Area, Storeroom
- **Views:** Mountains, Sea, Town

# Splendid Two Bedroom Townhouse in a Popular Area

It is with great pleasure that Fortis CBS present this lovely semi detached townhouse located in the highly regarded and well maintained El Jable complex in the popular area of Callao Salvaje on Tenerife's sun-drenched 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. This lovely small town is known to have it's own microclimate, providing some of the best weather on the whole of the island. Property in Callao Salvaje has dramatically increased in demand in recent years with it's 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 fine property is located in the popular El Jable gated complex, which features a spectacular community swimming pool, a children's pool and large areas of terracing, exclusive to residents.

This attractive townhouse is distributed over three levels. The ground floor level accommodates an entrance hallway, independent fitted and equipped kitchen, living/dining room and a guest toilet. From the living area via patio doors, there is a generous sized terrace (20m<sup>2</sup>) with retractable sun blind already installed and which provides plenty of space for dining, entertaining, and enjoying the wonderful outdoor climate in this part of Tenerife.

On the upper level, you can find the two spacious bedrooms, both with fitted wardrobes and a family bathroom. From here internal stairs lead up to the private roof terrace with a handy storage area, and this is a great space to enjoy the all year around sunshine or incredible sunsets and boasts lovely views over the village to the Ocean.

This exceptionally well-appointed family townhouse in a very popular coastal location would make a great year round home for a smaller family or a fantastic holiday property. Another bonus of this fine property is that the featured furniture will form part of the sale, so it's ready to move in and be augmented by the new owners' personal touches. Externally, the property has a designated parking place in the underground car park. This beautiful semi-detached townhouse has been very attractively priced and as there is always a high level of demand for this type of property and location, this attractive home is sure to generate 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.

