



FORTIS CBS

Magnificent Three Bedroom Villa in Unbeatable Location



Reference: 8749C

Area/Town: Playa del Duque

Complex: Parque de la Duquesa

Type: House (Villa)

Status: For Sale

Price: €2,800,000

Beds: 3

Baths: 2

Guest Toilets: 1

Plot (m2): 310 m²

Internal (m2): 160 m²

Year Constructed: 1997

Energy Efficiency Rating:



- **Community:** Gated Complex, Heated Outdoor Pool, Well Maintained Community
- **Decor:** Built to High Standards, Fitted Wardrobes, Immaculate Condition, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Garden, Roof Terrace, Terrace
- **Location:** Access To Beach, Beach front, 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:** Dressing Room, En Suite Bathroom
- **Views:** Sea
- **Additional:** Air Conditioning

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Fortis CBS is thrilled to present this very rare opportunity to purchase this super-luxury, detached villa in a frontline position in the prime location of Playa del Duque.

Playa del Duque is the most glamorous area of Costa Adeje with its beautiful golden sand beach adjacent to the Bahia del Duque hotel and with one of the Canary Island's most exclusive shopping malls, Plaza del Duque also in the vicinity. There is an array of excellent shops, cocktail bars & quality restaurants, all within easy walking. The highly exclusive development known as Parque la Duquesa is ideally positioned on the picturesque access road to the stunning Playa del Duque promenade and beach and is a secure, gated development of a small number of only high quality detached villas.

This three bedroom villa can be accessed via the private, integrated garage and offers internal living area over two levels. The three double bedrooms are located on the lower level with the master featuring its own dressing room and en-suite bathroom, whilst a further full family bathroom is shared by the other two bedrooms. The terrace at this level is very private and can be accessed via French doors from two of the bedrooms.

The main living area is found on the upper level and features a large independent kitchen with integrated appliances, American style fridge-freezer, vibrantly coloured high gloss units and striking stained glass windows. The living and dining area is incredibly spacious and receives plenty of natural light through multiple large windows and the French doors which lead out to the main external area. This lovely terrace area incorporates a covered designated dining area with built in corner BBQ, as well as plenty open space all lined by lush green tropical plants.

Over and above, this house also enjoys an incredible roof terrace area, accessed by external stair, with built in stone seating area and a lovely outlook over the rooftops and to the glistening Atlantic Ocean beyond; the perfect secluded spot for an evening cocktail and to enjoy the stunning Tenerife sunsets.

This fabulous, high quality residence has air conditioning installed and enjoys use of the heated community swimming pool which is shared by the limited number of property owners. Properties in this location are incredibly desirable for those looking to be in the absolute heart of the most exclusive post code in the south of Tenerife.

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.

