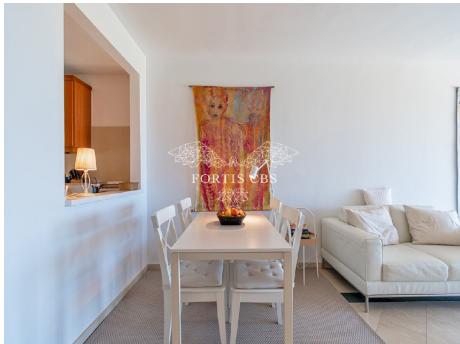




FORTIS CBS

Beautifully Presented Two Bedroom Adeje Golf Property



Reference: 8753C

Area/Town: Adeje Golf

Complex: Mirador del Golf

Type: House

Status: For Sale

Price: €595,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Plot (m²):** 169 m²
- **Internal (m²):** 95 m²
- **Year Constructed:** 2009
- **Storeys:** 3

- **Community:** Children's Pool, Community Garden, Gated Complex, Heated Outdoor Pool, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Marble Floors, Modern Style, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Garden, Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Quiet Location
- **Rooms:** Living Room With Dining Area, Office, Storeroom
- **Views:** Garden, Golf, Mountains, Sea
- **Additional:** Air Conditioning, Many Special Features

Beautifully Presented Two Bedroom Adeje Golf Property

Fortis CBS is proud to present this extremely attractive and well-appointed semi-detached two bedroom property which forms part of the El Mirador del Golf complex, in the highly sought after area of Costa Adeje Golf, in the south of Tenerife.

Costa Adeje Golf is one of South Tenerife's most desirable locations and is home to some of the island's best and most expensive villas. It features a fantastic 18 Hole Championship golf course called Golf Costa Adeje plus in recent years, this has been augmented by Los Lagos, another lovely nine hole course. It is located around three kilometres from the sea, where one can find La Caleta, formerly a small fishing village, now a culinary oasis of restaurants and small bars, plus a super beach bar. Locally you can also find Tenerife Top Training, an amazing fitness centre with Olympic swimming pool, tennis courts, fantastic gymnasium and football pitches.

Mirador del Golf is a prestigious gated community sitting on the edge of the fairways of the exclusive Golf Costa Adeje course and features fantastic facilities, for example a large heated swimming pool, a small children's pool, and beautiful, spacious sun terraces and well-maintained gardens. The complex has subterranean parking and this property has its own designated parking space and handy secure storeroom.

Set on a plot of approximately 169m², this wonderful air conditioned property is distributed over three floors and boasts delightful views to the sea, golf course, mountains and neighbouring island of La Gomera. Boasting marble floors throughout on the ground level, you will find a lovely, impeccably presented, open plan lounge and dining area, and an independent, fully fitted and equipped kitchen with sleek black units and integrated appliances as well as a separate laundry area. It should be noted all of the featured furnishings throughout are included in the sale. This then leads through patio doors to the covered terrace with retractable sun blinds and lush garden. On the next level there is a very spacious bedroom and bathroom with fantastic views and then heading up to the top level you can also find a very clever open plan office area, a shower room and the second bedroom.

Externally, the terrace and garden is the ideal place to spend the day sunbathing or dining al fresco and in the evening, to enjoy the fantastic views out to the Atlantic Ocean, La Gomera and of course those stunning sunsets. This is a beautiful, superbly located property, now reduced by 60,000€ it is a very competitive price and Clear Blue Skies thoroughly recommends viewing.

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.

