



FORTIS CBS

Fantastic Two Bedroom Apartment in Great Location



Reference: 8754C

Area/Town: Palm Mar

Complex: Jardines de Los Menceyes

Type: Apartment

Status: For Sale

Price: €598,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 105 m²
- **Terrace (m2):** 40 m²
- **Year Constructed:** 2021
- **Floor level:** 1

- **Community:** Children's Pool, Community Gym, Gated Complex, Heated Outdoor Pool, Lift, Sports Facilities, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Private terrace
- **Location:** Conveniently Situated For Golf, 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:** American Kitchen/Kitchenette, Dining Area
- **Views:** Pool
- **Additional:** Air Conditioning

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Fortis CBS is delighted to present for sale this wonderful, air-conditioned two bedroom apartment located on the first floor of the beautiful complex of Jardines de los Menceyes in Palm-Mar.

Palm-Mar is a very popular resort, located at the southern tip of Tenerife, which has a cosmopolitan, relaxed atmosphere. Offering a wide range of local amenities such as classy restaurants, bars, cafes, shops and supermarkets, it has everything you need for day to day living. The area enjoys a lovely natural rock coastline with seafront promenade and a stylish beach club, perfect for a sunset cocktail. Palm Mar is home to some very exciting future development which will only add to the popularity and exclusivity already felt in this attractive town.

Jardines de Los Menceyes is a recently completed project by a highly regarded construction company which is responsible for building most of the top quality developments in this area. Nearby is the local nature reserve of "La Rasca" which is a great place for walking, and the complex has two swimming pools, one heated during winter, as well as a further children's pool, spacious sun terraces, botanical gardens and even a state of the art gymnasium exclusively for owners use.

This super luxury apartment is incredibly spacious with a living area of 105m² and front and rear terraces totalling 40m², fully accessible by lift. On entering you will find a generous hallway with a guest toilet, and which leads to the stylish open concept living area. The beautiful, modern kitchen is built with top quality materials and features integrated high end Siemens appliances and breakfast bar seating area. The kitchen flows seamlessly to the very bright and comfortable living room which has plenty of space to incorporate a dining area if desired. Both of the double bedrooms are very well proportioned, have their own en-suite bathrooms, quality fitted wardrobes and terrace access and are located at opposite ends of the apartment for maximum privacy.

The main covered terrace area is accessed from the living room and the bedrooms and is a good size space, with plenty room for dining, relaxing and entertaining and enjoys a pleasant outlook over the attractive complex and swimming pool area.

This is a stunning property in a fantastic complex and is being sold including all of the high quality featured furnishings and externally includes a private designated parking space and two useful store rooms in the community garage.

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.

