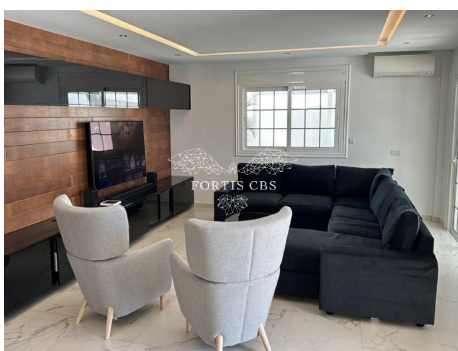
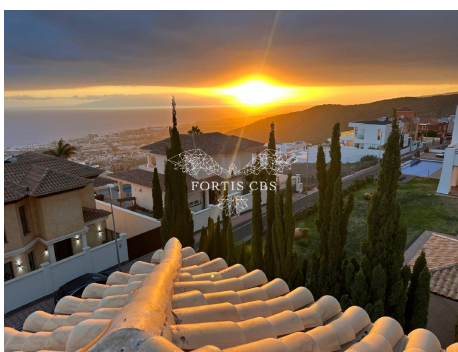




FORTIS CBS

Stylish Villa With Private Heated Pool in Popular Location



Reference: 8775C

Area/Town: Torviscas Alto

Type: House (Villa)

Status: For Sale

Price: €1,550,000

Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 4
- **Plot (m2):** 400 m²
- **Internal (m2):** 240 m²
- **Terrace (m2):** 160 m²
- **Floor level:** 3

- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Renovated, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** BBQ Area, Covered Terrace, Garden, Private Pool, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Residential Location
- **Rooms:** En Suite Bathroom
- **Views:** Coastal, Sea
- **Additional:** Air Conditioning, BBQ

Stylish Villa With Private Heated Pool in Popular Location

Fortis CBS is delighted to have the opportunity to present this fantastic four bedroom, detached villa with heated swimming pool in the popular Roque del Conde area of Torviscas Alto, in the south of Tenerife.

Torviscas Alto is about 2km inland from the beaches of Playa de Fañabé and Playa del Duque at Costa Adeje and is home to some of the most outstanding properties in Tenerife. Thanks to its elevated position, most properties in this area enjoy great coastal views, and in addition to the shopping malls, bars and restaurants in the main resort towns of Los Cristianos, Playa de las Americas, and Fañabé, there are a number of local bars and small friendly restaurants close to this property. It is also close to the X-Sur shopping mall with multi-screen cinema and the TF1 motorway, so the property is ideally located for travelling in any direction, and the Tenerife South airport is only twenty minutes drive away.

This property has a spacious internal area of 240m² spread over three levels and occupies a plot of approximately 400m² overlooking the Costa Adeje coastline. The basement level comprises of a garage for up to three vehicles and convenient storage. On the main floor there is a bright, comfortable and fully air conditioned lounge, a splendid modern kitchen with plenty of natural light and integrated appliances, as well as a designated dining area. There are four good size double bedrooms and four bathrooms, all presented in a chic and modern style.

The rooms on the upper level have access to a nice size balcony which would make a great spot for a sunset cocktail however the main outside area is found on the ground floor. This great space incorporates an attractive heated, private pool with mosaic tiling, both covered and uncovered terrace areas for al fresco dining, relaxing and sunbathing, as well as a barbecue area and garden with easily maintained artificial lawn, all in all the perfect outside space for family living, entertaining and of course making the most of the incredible year round Tenerife weather.

The whole property has been very recently renovated to a high standard, is fully air conditioned and is presented in immaculate move-in condition. This property is both functional yet stylish and would make a great year round family residence or luxury holiday home. It is currently being used as a holiday rental villa with "Vivienda Vacacional" licence in place meaning it would be a sound investment.

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.

