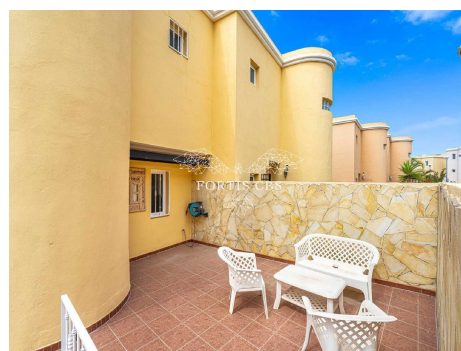




# FORTIS CBS

## Attractive Three Bedroom House in a Popular Complex



**Reference:** 8804C

**Area/Town:** Callao Salvaje

**Complex:** Mariben

**Type:** House

**Status:** For Sale

**Price:** €625,000

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Internal (m<sup>2</sup>):** 210 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 50 m<sup>2</sup>

- **Community:** Children Area, Children's Pool, Community Garden, Community Pool, Heated Outdoor Pool, Tennis Court, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fully Furnished, Modern Style, Refurbished, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Balcony, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, 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:** En Suite Shower Room, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Pool, Sea
- **Additional:** Air Conditioning, Ceiling Fans



# Attractive Three Bedroom House in a Popular Complex

Fortis CBS is delighted to offer this attractive corner positioned three bedroom townhouse in the popular and well maintained Mariben complex, located in Callao Salvaje.

Callao Salvaje is located on the south west coast of Tenerife and forms part of the desirable Adeje municipality. The area is home to residents and tourists alike with various developments of apartments and townhouses in the area, along with a large number of independent luxury villas and a small number of hotels. It enjoys numerous local amenities such as supermarkets, a church, a beach and many bars and restaurants. Likewise the neighbouring resort of Playa Paraiso has a lots of facilities, including the new eating and shopping mall, The Rosa Centre. Callao Salvaje and Playa Paraiso also benefit from a unique microclimate which ensures some of the best all year round temperatures on the island of Tenerife. Callao Salvaje is located just off the TF1 motorway, and is only ten minutes or so from the rest of Costa Adeje, Playa de las Americas and Los Cristianos, and around twenty five minutes from the Tenerife South airport.

Mariben is one of Callao Salvaje's most popular and well maintained complexes, featuring a heated community swimming pool, a children's pool, a tennis court and a playground and is perfectly located to take advantage of the local amenities.

This stylish, well-appointed property offers a huge living area of 210m<sup>2</sup> spread over three floors. The ground floor, featuring wood-look flooring throughout, consists of a bright and spacious lounge with dining area and open plan style kitchen, both with direct access to the huge terrace plus a guest toilet. Upstairs you will find two double bedrooms each featuring an en-suite shower room and private balcony boasting wonderful sea views & sunsets. In addition to all of this, on the lower level there is another double bedroom with en-suite shower room, storage room, utility area and private garage with internal access. Externally the property enjoys sunny wrap-around terraces offering various seating areas overlooking the pool and out to sea, perfect for sunbathing, entertaining, al fresco dining or just enjoying the wonderful Tenerife sunshine. For added comfort the property is fitted with ceiling fans and air conditioning.

This lovely property is sold inclusive of all the lovely furniture and would make an excellent place to enjoy family holidays or for year round residence.

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.

