



# FORTIS CBS

## Spacious Two Bedroom Apartment on Popular Complex



**Reference:** 8807  
**Area/Town:** Torviscas Alto  
**Complex:** Porta Nova  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €345,000

**Beds:** 2  
**Baths:** 1  
**Internal (m<sup>2</sup>):** 53 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 70 m<sup>2</sup>  
**Year Constructed:** 2002  
**Floor level:** Ground

**Energy Efficiency Rating:**



- **Community:** Community Pool, Gated Complex
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes
- **Exterior:** Various Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Lounge Dining Area
- **Views:** Mountains
- **Additional:** Ceiling Fans, One Level, Oven, Security Grills

# Spacious Two Bedroom Apartment on Popular Complex

Fortis CBS are privileged to have been selected as exclusive sales agents for this lovely, spacious ground floor apartment on the popular Porta Nova complex in Torviscas Alto, in the south of Tenerife.

Torviscas Alto is ideally located for those who want to be close to, but not in the middle of the busy tourist areas and still be within easy reach of all the main resorts and coastal areas. This property is located just on the higher side of the motorway from the main coastal resorts yet is still in a low-lying area so reaching it on foot is not a problem. Locally, there are a number of bars and restaurants, a supermarket and the renowned Aqua Club Termal with its expansive spa and sport facilities is nearby as is the X-Sur shopping mall with its great selection of shops and restaurants and a multiscreen cinema.

Porta Nova is a very popular, friendly and well-maintained two storey complex which is gated and secure and has a peaceful communal pool and sunbathing area. Being located close to the motorway means that access to the rest of Costa Adeje and indeed all other areas of the island is very easy.

This is a lovely property which internally features an attractive lounge with dining area, a large fitted and fully equipped kitchen and a full family bathroom. There are two double bedrooms, the master with fitted wardrobes, ceiling fan, and direct access to the rear terrace. The second bedroom is presently set up as a twin room and enjoys plenty of natural light from a large window. Both bedrooms have shutters installed for added privacy and security.

Externally this apartment boasts great outside space, with large terraces both front and back measuring around 70m<sup>2</sup> in total. The front terrace enjoys mountain views and morning sunshine and is the perfect place to enjoy your morning coffee. The split level rear terrace offers afternoon and evening sunshine and is fitted with a convenient sun awning on the upper area making this a great al fresco dining area, whilst the lower area is open and uncovered, ideal for enjoying the wonderful Tenerife sunshine. In addition, there is an allocated parking space in the communal garage as well as a useful storage room.

This is a very attractively priced, fully furnished and substantial property on a really nice, well run and secure complex, and its great external areas both to the front and rear of the property make it perfect for the Tenerife outdoor lifestyle. In a great location and in nice condition this would make a great year round residence or holiday property for those who enjoy a quieter vacation.

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.

