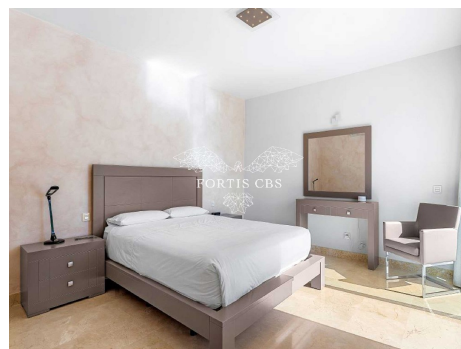
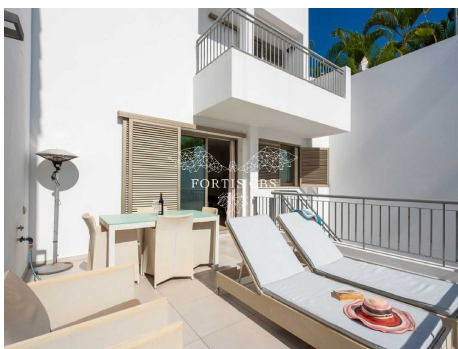
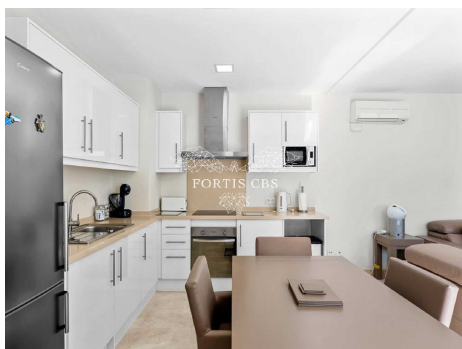
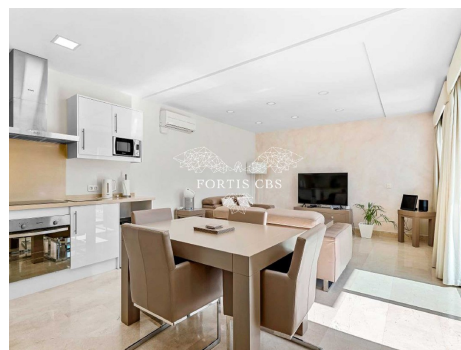
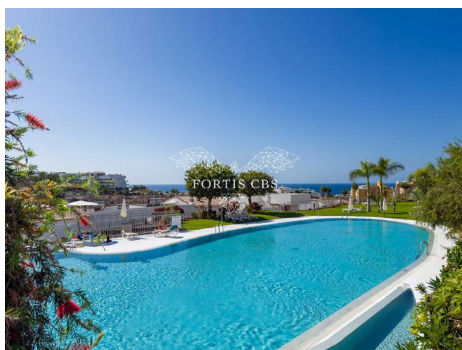




FORTIS CBS

Three Bedroom Duplex Apartment in Sea Front Location



Reference: 8816C
Area/Town: La Caleta
Complex: Magnolia Golf Resort
Type: Apartment (Duplex)
Status: For Sale
Price: €740,000

Beds: 3
Baths: 3
Internal (m²): 108 m²
Terrace (m²): 45 m²
Year Constructed: 2010
Floor level: 2

Energy Efficiency Rating:



- **Community:** Community Garden, 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, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Private terrace
- **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:** American Kitchen/Kitchenette, Office, Storeroom
- **Additional:** Air Conditioning, Security Grills

Three Bedroom Duplex Apartment in Sea Front Location

Fortis CBS is always delighted to offer for sale highly sought after properties such as this luxurious three bedroom duplex apartment in Magnolia Golf Resort in La Caleta, the most prestigious area of Costa Adeje, in the south of Tenerife.

La Caleta, which started life as a traditional Canarian fishing village, is now the absolute place to be in Costa Adeje. The lovely natural harbour is surrounded by around two dozen beautiful restaurants and up-market cocktail bars as well as the magnificent Los Corales Suites hotel complex. Nearby there is the famous Costa Adeje Golf Club and the seafront promenade, the perfect place for a stroll, connects with Playa del Duque, all the way through the nearby resorts of Playa de las Americas and Los Cristianos. On hand, there are world class sports facilities to be found at the nearby Tenerife Top Training centre, and easy access to the TF1 motorway means the Tenerife South airport is only twenty minutes drive away.

Magnolia Golf Resort is a very popular complex of recent construction by a renowned property developer. It is located very close to the harbour so everything La Caleta has to offer is only a short stroll away. Magnolia Golf Resort is a modern and well maintained gated complex with 50m communal pool, well tended gardens, gym, sauna and even a putting green.

This luxury property offers a very comfortable layout with a living area of 108m² distributed over two floors. On the lower level is the open concept living area which incorporates the comfortable and air-conditioned lounge area, a dining space, and a modern open plan kitchen, all finished and decorated in tasteful neutral tones. On this level can also be found a bathroom and a bedroom which is also connected to an auxiliary space which could be used as an additional sitting room or office. On the upper level can be found two en-suite bedrooms both with fitted wardrobes and again with air conditioning, whilst the larger bedroom also enjoys a private balcony.

Externally on the lower level is found the main outside space which is a nice private terrace with plenty space for outdoor dining, sunbathing or simply relaxing and enjoying the unbeatable year round climate.

This tasteful and extremely comfortable apartment is fully furnished and in move-in condition. It is air conditioned throughout, has security shutters on the windows and doors and includes a parking space and store room in the communal 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.

