



# FORTIS CBS

## Beautiful Detached Five Bedroom Home in Popular Area



**Reference:** 8821

**Area/Town:** Torviscas Alto

**Complex:** Las Mimosas

**Type:** House (Villa)

**Status:** For Sale

**Price:** €675,000

**Energy Efficiency Rating:** Pending

- **Beds:** 5
- **Baths:** 3
- **Kitchens:** 2
- **Living:** 2
- **Internal (m<sup>2</sup>):** 122 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 117 m<sup>2</sup>
- **Year Constructed:** 1991
- **Floor level:** 3

- **Community:** Community Garden, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Renovated, Spacious Accommodation
- **Exterior:** BBQ Area, Private terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** Dining Area, Office, Separate Apartment
- **Views:** Pool, Sea
- **Additional:** BBQ

# Beautiful Detached Five Bedroom Home in Popular Area

Fortis CBS is thrilled to offer this beautiful detached, four bedroom house with large outside area and pool and sea views, located in the Las Mimosas complex in the popular area of Torviscas Alto, municipality of Adeje.

Torviscas Alto is ideally located for those who want to be close to but not in the middle of the busy tourist areas and yet remain within easy reach of all the main amenities and coastal areas. This property is located just over the motorway from the main tourist zone yet still in a low-lying area so reaching it on foot is not a problem. Locally, there are a number of local bars and restaurants, a supermarket and the renowned Aqua Club Termal with its expansive spa and sport facilities. Also nearby is the X-Sur (formerly Gran Sur) shopping mall with its shops, restaurants and multiscreen cinema. Las Mimosas is a delightful complex which has been recently enhanced by the upgrading of the swimming pool and renovation of the communal terraces. The pool is heated during the slightly cooler winter months for year round enjoyment and from the pool area, you can enjoy beautiful panoramic sea views.

This superb property is in lovely condition both internally and externally and is well decorated and furnished throughout. At entrance level you can find a full shower room, an open plan kitchen area with integrated appliances and bright, white units, and a spacious and comfortable lounge with adjoining bar/dining area which all receive an abundance of natural light from the multiple windows and bi-fold patio doors. Externally at this level, directly from the living space, there is an ample dining terrace with retractable awning for shade and which enjoys a very pleasant outlook over the communal pool area. Handily on this terrace to the side of the property, there is some built in external storage and sink area.

On the upper level there are three bedrooms, two double bedrooms both with fitted wardrobes and a third single bedroom with office space. There is a full family shower room and also a lovely upper terrace with easily maintained artificial grass installed and a beautiful ocean view, the perfect spot for a sunset cocktail. This lovely home has been further extended to incorporate a basement level where there is a sitting room with open plan kitchen, shower bathroom, and two bedrooms. This great self-contained apartment has independent access so would make the perfect space for visiting family or friends.

This lovely property is being sold including the tasteful furnishings and a private parking space in the community underground garage and would make an ideal family residence or a spacious holiday home in a quieter area.

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.

