



# FORTIS CBS

## Lovely Two Bedroom Apartment in the Heart of Playa de las Americas



**Reference:** 8879

**Area/Town:** Playa de Las Americas

**Complex:** El Dorado

**Type:** Apartment

**Status:** For Sale

**Price:** €325,000

**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 1
- **Terrace (m<sup>2</sup>):** 6 m<sup>2</sup>
- **Year Constructed:** 1973
- **Floor level:** 4

- **Community:** Children's Pool, Community Garden, Community Pool, Lift, Tennis Court
- **Decor:** Condition - Good, Fitted Cupboards, Fitted Wardrobes, Fully Furnished
- **Exterior:** Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Good Road Access, Near Amenities, Near Transport, Popular Urbanisation, Very Good Access, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Lounge
- **Views:** Garden, Pool
- **Additional:** Ceramic Hob, Microwave, Oven, Washing Machine

# **Lovely Two Bedroom Apartment in the Heart of Playa de las Americas**

Fortis CBS is delighted to have been chosen as exclusive sales agents to present this lovely two bedroom apartment in the well established complex of El Dorado in a great central location within Playa de las Americas.

Playa de las Americas is renowned as one the most popular holiday areas in the whole of Tenerife. Perfectly located on the south coast, it enjoys incredible year round weather which can be enjoyed on one of the many beautiful beaches which stretch along the coastline. There are bars, restaurants and shops to suit all tastes and the popular water parks of Siam Park and Aqualand are close by. The seafront promenade leads along the coast in both directions meaning the neighbouring resorts of Los Cristianos and Costa Adeje can easily be reached on foot, whilst the Tenerife south airport is only around a 20 minute drive away.

The complex of El Dorado could not be more centrally located as it is set right in the heart of Playa de las Americas, just a few minutes walk from the nearest beach. It has a large communal pool area which incorporates both an adults and children's pool and is surrounded by attractive mature gardens. There are lifts to all floors, a pool bar and even a tennis court within the complex.

This well cared for apartment is located on the fourth floor and consists of an open-plan fully fitted kitchen, two double bedrooms with fitted wardrobes, a family shower room and a lounge which leads through patio doors out to the balcony with convenient sun awning installed. This is the perfect quiet spot for al fresco dining or simply enjoying the beautiful Tenerife climate.

This lovely property is an excellent investment opportunity which is being sold including the current furnishings and with the added benefit of access to closed community parking for the exclusive use of the complex owners.

**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.

