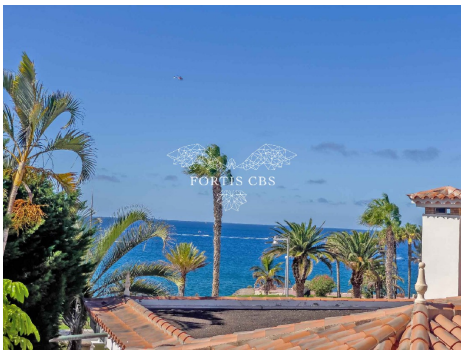
FORTIS CBS

Luxurious Villa in Sought After Area Close to the Sea





Reference: 8917C
Area/Town: Playa del Duque
Complex: Parque de la Duquesa
Type: House (Villa)
Status: For Sale
Price: €3,050,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 2
- **Plot (m2):** 406 m^2
- **Internal (m2):** 193 m^2
- **Terrace (m2):** 173 m^2

- **Community:** Heated Outdoor Pool
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Luxury Fittings
- **Exterior:** Garage, Private terrace
- **Location:** Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom
- **Views:** Mountains, Partial Sea
- **Additional:** Air Conditioning, BBQ

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Fortis CBS is thrilled to present this very rare opportunity to purchase this luxurious, detached villa in one of the most sought after locations in the south of Tenerife, Playa del Duque.

Playa del Duque is the most glamorous area of Costa Adeje with its beautiful golden sand beach adjacent to the 5 star Bahia del Duque resort and with one of the Canary Island's most exclusive shopping malls, Plaza del Duque also in the vicinity. There is an array of excellent shops, cocktail bars & quality restaurants, all within easy walking distance. The highly exclusive development known as Parque la Duquesa is ideally positioned on the picturesque access road to the stunning Playa del Duque promenade and beach and is a secure, gated development of a small number of sizeable and high quality detached villas.

This three bedroom villa can be accessed via the private, integrated garage and offers internal living area over two levels. The three double bedrooms are located on the lower level with the master suite incorporating its own dressing room and en-suite bathroom with hamman sauna. From two of the bedrooms can be accessed the private, lower L-shaped terrace. This level is completed with a further family bathroom, a good size storage room and a temperature controlled wine cellar. The terrace at this level is very private and can accessed via French doors from two of the bedrooms.

The main living area is found on the upper level and features a large independent dining kitchen with integrated appliances, which flows through an open archway to the main living and dining space. This is incredibly spacious and furnished with high quality Roche-Bobois furniture, and receives plenty of natural light through multiple large windows and the French doors which lead out to the main external area. This lovely terrace area incorporates covered and open spaces so is ideal for outside dining, sun bathing and entertaining. It enjoys a stone barbecue area, planted garden areas and mountain and partial ocean views.

This fabulous, high quality residence has air conditioning installed and enjoys use of the heated community swimming pool which is shared by the limited number of property owners. Properties in this location are incredibly desirable for those looking to be in the absolute heart of the most exclusive post code in the south of Tenerife.

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.

