

## Attractive Two Bedroom Property in a Sought After Location



**Reference:** 8939C  
**Area/Town:** Playa del Duque  
**Complex:** El Duque 1  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €549,000

**Beds:** 2  
**Baths:** 1  
**Internal (m2):** 48 m<sup>2</sup>  
**Terrace (m2):** 30 m<sup>2</sup>  
**Floor level:** Ground

**Energy Efficiency Rating:**



- **Community:** Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Terrace
- **Location:** Near Amenities, Near Transport, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Living Room With Dining Area, Shower Room
- **Views:** Garden, Pool
- **Additional:** Many Special Features, One Level

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Fortis CBS is pleased to present for sale this delightful property in the sought after complex El Duque 1 in Playa Del Duque, one of the most desirable areas of Costa Adeje.

Playa del Duque is considered the premier area for quality tourism in the south of Tenerife and is awash with 5 star hotels, top class restaurants and designer boutiques as well as featuring a gorgeous golden sand beach. The lovely seafront walkway leads all along the coast in one direction as far as Los Cristianos and for the sports enthusiast there are several top golf courses nearby and all manner of watersports can be enjoyed from the nearby port of Puerto Colon. In the other direction you can find, around 20 minutes' walk away, the beautiful La Caleta, formerly a small fishing village, now a veritable oasis of culinary delight, with around two dozen fantastic restaurants around the natural harbour.

El Duque 1 is a small low rise complex of apartments and townhouses set around a communal swimming pool and an expansive solarium area. The complex is gated and well maintained with lovely mature gardens.

This attractive ground floor apartment, which is offered for sale fully furnished, is spacious and very well presented offering a modern living area all on one level, ideal for those with limited mobility. The property comprises of an open plan kitchen and lounge, a double bedroom and a twin bedroom both with fitted wardrobes and a family bathroom with walk in shower. In addition you will find a useful multifunctional room with vanity sink unit, ideal as an occasional bedroom or office. Sliding glass doors lead from the luminous lounge onto the very spacious 30m<sup>2</sup> terrace, partly covered making this the ideal place to dine, relax or entertain and enjoy the peaceful garden and pool views. From here you can directly access the pool area.

This lovely property has many special features, including retractable sun canopy, aluminium shutters and private parking. Ready to enjoy from the first day, and located on one of the most desirable complexes in the area, viewing of this property is highly recommended.

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.

