

**Costa Adeje**

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## Exclusive front line duplex in a privileged location in El Beril, Playa del Duque

constructed area: 116 m<sup>2</sup>

bedrooms: 2

bathrooms: 2

balcony/terrace: ✓

sea view: ✓

swimming pool: ✓

energy certificate: f

**price: € 1,300,000.-**



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## Details:

Unique opportunity to acquire an exceptional front line duplex in the prestigious complex El Beril, located in front of the beach of Playa del Duque, one of the most exclusive and coveted locations in Costa Adeje.

This elegant 2 bedroom duplex enjoys a privileged position with direct access to the promenade and the beach, offering a perfect combination of privacy, comfort and refined coastal lifestyle.

The first floor opens onto a generous 35 sqm private terrace and garden, an idyllic space for al fresco dining, entertaining guests or simply relaxing listening to the sea. The interior features a spacious and bright living area with open contemporary style kitchen, a bathroom, a discreet storage room and an additional multifunctional room, currently used as storage and second service kitchen, equipped with fridge and additional cupboards, ideal for guests or extended stays.

The upper floor houses 2 elegant bedrooms, a full bathroom and a charming walk-in closet. The master bedroom enjoys breathtaking ocean views and direct access to a private terrace, where waking up with the horizon in sight and sleeping to the soothing sound of the waves is a true luxury.

This exclusive beachfront residence offers an exceptional lifestyle in one of the most sought after areas of Tenerife, perfect as a luxury holiday retreat, permanent residence or high-end investment.

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### Location & surrounding area:

Adeje includes numerous popular settlements on the southwest coast of Tenerife, which are known in their entirety and together with the local coastline as Costa Adeje. Under the protection of the volcano Teide, which opposes the trade winds mostly coming from the northeast, the climate is very sunny and the sunsets are even more impressive with the neighbouring island of La Gomera in the background.

On this coast, there are many beaches with the best opportunities for swimming or water sports, from Playa del Duque, Playa de Fañabe, Playa de Torviscas, Playa del Bobo, Playa de las Cuevitas and Playa de Troya up to Playa de las Américas. The marina of Puerto Colón is also a starting point for trips to whale watching, the cliffs of Los Gigantes (max. height 638 meters) and Masca Gorge. Not far from the beaches nestled harmoniously into the landscape, is the 27-hole golf course Golf Costa Adeje, on which to the viewer admires - directly adjacent to the green of the course - the deep blue sea with La Gomera in the background.

The Costa Adeje has excellent infrastructure, various shops, restaurants and a lot of special attractions like the Aqualand and Siam Park. This will benefit owners of the many apartments, houses and villas in the region, but also the community Adeje, which presents itself in bright colours with its beautiful old church, town hall, elegant Canarian wooden balconies and around his cozy Plaza. Other cultural attractions invite you to a contemplative walk through Adeje, such as the cultural center or the large statues of Beethoven and the Guanche-King "El Gran Tinerfe".



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Terrace



Terrace



Terrace



Community area



Living area



Kitchen



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PORTA MONDIAL®

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Bedroom



Bedroom



Bathroom



Bathroom



Storage room



Floor

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Sea views



Balcony