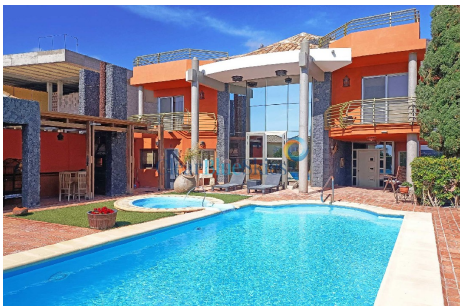


## Magnificent Villa with Private Pool in Prestigious Area



**Reference:** 8156  
**Locality:** El Madroñal  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €2,310,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 3
- **Guest Toilets:** 3
- **Plot (m2):** 849 m<sup>2</sup>
- **Internal (m2):** 650 m<sup>2</sup>
- **Year Constructed:** 2005
- **Floors:** 4
- **Storeys:** 4

- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Full Of Character, Luxury Fittings, Partially Furnished, Rustic Style, Spacious Accommodation, Wooden Beams
- **Exterior:** Covered Terrace, Easily Maintained Gardens, Fruit Trees, Mature Garden, Private Pool, Sunny Terraces, Various Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Prestigious Area, Residential Location, Very Good Access, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Attic Room, Dining Area, En Suite Bathroom, Office
- **Views:** Coastal, Mountains, Sea
- **Additional:** Alarm System, Video Entry System

# Magnificent Villa with Private Pool in Prestigious Area

Clear Blue Skies Group SL is delighted to offer for sale this substantial detached villa in the very desirable location of El Madroñal de Fañabé.

El Madroñal de Fañabé is a very popular, mostly residential area of Costa Adeje, about one kilometre inland from Playa del Duque. It is full of top quality apartments, townhouses and villas and there are a number of bars, restaurants, small shops and coffee bars dotted around the area. The area benefits from facilities such as Gran Sur shopping and cinema complex, a well regarded international school, a welcoming tennis club and a shopping complex that contains a thermal spa, padel tennis and gym facility.

This fabulous villa is unique in style in the area and is constructed on a large plot of around 850m<sup>2</sup> and, with constructed area of over 650m<sup>2</sup>, this is a very generously proportioned property. All the materials used are of top quality and the owners have designed the whole property in a rustic style meaning that it enjoys many unusual features not often seen in a recently constructed villa such as feature stone internal walls, wooden beams and columns and a grand stone pergola exterior seating area,

The ground floor is distributed in a spacious country style kitchen-diner which is open to the substantial comfortable main living area. On this level there is also an office, which could be used as an additional bedroom, a guest toilet and a lovely seating area with impressive double height floor to ceiling windows and imposing natural stone walls making it a very special space indeed. On the upper level there are three double bedrooms, two of which have access to private balconies and the master with spacious en suite and grand dressing area. Over and above this is an attic area with a cosy fourth bedroom with attractive wooden pitched ceiling and access to two ample roof terraces.

In addition to the spacious living area, this house offers an incredible feature for the car lover; there are two basement levels of around 220m<sup>2</sup> each, one with direct access from the street and offering parking for a multitude of vehicles as well as various storage areas and a gymnasium.

Externally the villa is also incredibly spacious and offers a variety of areas including seating areas, garden, impressive stone barbecue, expansive private pool and sunbathing area and a further spacious rear patio.

This incredible property will be sold partially furnished and presents a fabulous opportunity to acquire a unique home in this well-loved area. Viewing is highly recommended by Clear Blue Skies Group SL, please contact our nearby office in Fañabé Plaza for more details and to view.

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.

