

Immaculate Three Bedroom Townhouse in a Popular Residential Location



Reference: 8447

Locality: Adeje

Complex: Jardín Botánico

Type: House (Townhouse)

Status: **Sold**

Price: €375,000

Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m2):** 92 m²
- **Terrace (m2):** 16 m²
- **Year Constructed:** 2000

- **Community:** Children's Pool, Community Garden, Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished
- **Exterior:** Private terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area, Kitchen Diner, Living Room With Dining Area, Shower Room, Utility Room
- **Views:** Town

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Clear Blue Skies is delighted to offer to their clients a great opportunity to purchase this wonderful townhouse in the ever popular Jardin Botanico residential complex, ideally located in the lovely Los Olivos area of Adeje, close to schools and amenities.

Adeje is a traditional yet sophisticated historical town in the south of Tenerife. Its tree lined avenues and relaxed al fresco style cafes and restaurants set a cosmopolitan scene and the town is the home of many significant cultural events. Adeje has a thriving local and international community and has some of the best public facilities in the south of the island. This particular property is nestled in the quieter suburb of Los Olivos meaning it has easy access to the multitude of local amenities whilst enjoying the quieter family feel of this residential neighbourhood. It's location just off the TF1 motorway means it is only twenty minutes from the Tenerife South airport, and five minutes' drive to the fantastic beaches, malls and nightlife of Costa Adeje, Playa de las Americas and Los Cristianos.

Jardin Botanico is a well maintained and secure complex with a beautiful communal swimming pool & waterfall feature, children's pool and lush communal gardens with large terraced areas, perfect for sunbathing.

This lovely property is offered fully furnished and with a large living area of 92m² distributed over two floors. On the first floor, you will find an independent fitted and equipped breakfasting kitchen, a shower room, and a roomy lounge with dining area and stairs leading to the next level. Here you will find a second shower room, a double bedroom, and two single bedrooms, one of which benefits from Juliette balcony, all of the bedrooms have wardrobes. Continuing up to the top floor is a handy utility area offering the possibility of extending to incorporate an additional sitting or sleeping area, as many have done on this complex and a private terrace. Underneath the house there is also an extremely spacious 46m² garage, handy for secure parking and for storage.

In summary, this spacious property would make an ideal family home or holiday home away from the busy tourist areas yet close enough to visit. It has been very competitively priced so we expect a high level of interest so please contact Clear Blue Skies at your earliest convenience in our nearby friendly office in Fañabé Plaza for further information or to arrange an accompanied viewing.

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.

