New Modern Villa In Popular Location








Reference: 8599
Area/Town: El Madroñal
Type: House (Villa)
Status: For Sale
Price: €1,750,000
Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 4
- **Guest Toilets:** 1
- **Plot (m2):** 550 m^2
- **Internal (m2):** 330 m^2
- **Year Constructed:** 2023
- **Floors:** 3

- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Newly Built, Spacious Accommodation
- **Exterior:** Covered Terrace, Garage, Porch, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated Schools, Near Amenities, Residential Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** En Suite Bathroom, Living Room With Dining Area, Utility Room
- **Views:** Town
- **Additional:** Air Conditioning, Ceramic Hob, Dishwasher, Ideal Family Home, Investment Property, Microwave, Oven, Washing Machine

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

El Madroñal de Fañabé is a very popular, mostly residential area of Costa Adeje, about one kilometre inland from the beaches of Playa del Duque and Playa Fañabé. It features lovely villas, pretty townhouses and luxury apartments and there are many bars, restaurants, shops and coffee bars nearby. The area benefits from facilities such as the X-Sur Shopping and Cinema Complex, a top international school, a welcoming tennis club and a shopping complex with a thermal spa, padel tennis and gym facility.

This fabulous villa is modern in style and has been constructed on a substantial plot of around 550m². With an internal area of 330m² spread over three floors, this is a generously proportioned property. Recently constructed using top quality materials, the entire aesthetic of the villa is contemporary, characterised by clean lines and a minimalistic design.

At the lower level there is a generously sized garage with space for various vehicles, as well as a machinery room, utility room and two double bedrooms each with their own corresponding en suite bathrooms. The first floor, which is elevated from the street level, accommodates the expansive open plan living space which incorporates a beautiful corner kitchen with integrated appliances and high gloss units, and dining and seating areas. The wall to wall patio doors ensure that the whole space receives plenty of natural light and that the space flows seamlessly to the outside area meaning that the concept of indoor/outdoor living can be fully embraced. The large terrace area finished in cool grey tiling, enjoys both a covered and an uncovered area and, of course, incorporates the stunning private pool with standout tiling effect giving it a real lux finish. The first floor also has a guest WC. On the upper level there is one smaller en suite bedroom and the incredible master suite with its 25m2 bedroom space. Both bedrooms exit to a spacious upper terrace area with stylish smoked glass balustrade; the perfect spot for an evening cocktail or a lovely outdoor breakfast.

This incredible property is presented and sold in immaculate condition just ready to add the finishing touches and to enjoy. The property would be perfect as a year round family residence or as a high end holiday home for a larger family. Properties of this quality and in this highly desirable area always generate a lot of interest, so early viewing is highly recommended by Clear Blue Skies. Now reduced by 50,000€ Please contact our nearby office in Fañabé Plaza for more details and to arrange your accompanied viewing appointment.

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.











