

## Palatial Five Bedroom Villa in Fantastic Location



**Reference:** 8752C  
**Area/Town:** El Madroñal  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €2,499,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 5
- **Baths:** 6
- **Plot (m2):** 846 m<sup>2</sup>
- **Internal (m2):** 405 m<sup>2</sup>
- **Terrace (m2):** 441 m<sup>2</sup>
- **Floor level:** 4

- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Jacuzzi, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Easily Maintained Gardens, Garage, Garden, Private Pool, Roof Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Good Road Access, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dressing Room, En Suite Bathroom, Gym, Separate Apartment
- **Views:** Mountains, Sea
- **Additional:** 24H Security System, Air Conditioning, Security Grills

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Clear Blue Skies is honoured to have been selected to offer for sale this impressive contemporary 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 nearby. The area benefits from facilities such as the X-Sur Shopping Mall 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 striking property occupies a very large plot of 846m<sup>2</sup> overlooking the Costa Adeje coastline, The Atlantic Ocean and Tenerife's neighbouring island, La Gomera. The villa is distributed over four floors with a vast living area of 405m<sup>2</sup>, and features a basement with a studio apartment with kitchen, bathroom, bedroom, storage room, utility room and garage for several vehicles.

The ground floor boasts a grand entrance hallway which leads to the beautiful bright lounge and dining room, featuring double height ceilings and floor to ceiling glazing offering an abundance of natural light. There is a splendid modern kitchen with high gloss white cabinets and integrated appliances plus an ensuite bedroom. On the upper floor, the beautiful gallery landing leads to the master bedroom which features high wooden ceilings, a walk-in dressing room and en suite bathroom plus another spacious bedroom with high wooden ceilings and bathroom. The top floor houses the gym, bathroom and private terrace boasting delightful 360° views.

Externally there are multiple sunbathing & relaxation areas, an outdoor entertaining area with BBQ & pergola, landscaped gardens and of course the wonderful heated swimming pool.

This fabulous property has been designed to capture the magnificent views and the natural light. This amazing property will be sold including its beautiful furnishings, which are to the same very high specification as the rest of the property. This will make it the perfect property to purchase and immediately enjoy your precious free time in a unique luxurious surrounding and includes many special features including solar water heating & camera system.

This is undoubtedly one of our most stylish and prestigious properties and the most discerning of clients should contact our nearby Clear Blue Skies office in Fañabé Plaza office for further information and to make arrangements for 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.

