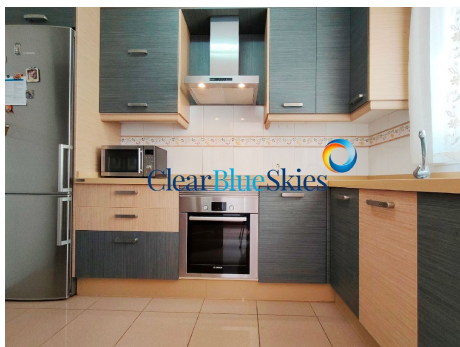
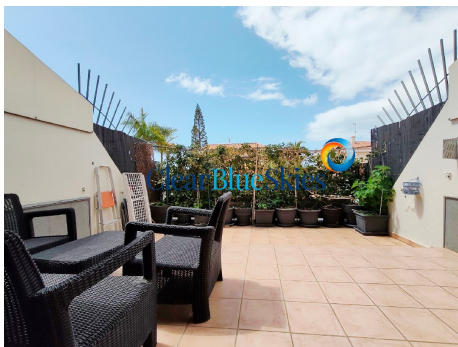


# ClearBlueSkies

## Attractive Three Bedroom Townhouse in a Desirable Location



**Reference:** 8771  
**Area/Town:** El Madroñal  
**Complex:** Villas Mirador del Duque  
**Type:** House (Townhouse)  
**Status:** For Sale  
**Price:** €465,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 131 m<sup>2</sup>
- **Terrace (m2):** 40 m<sup>2</sup>
- **Year Constructed:** 2007

- **Community:** Gated Complex, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Cupboards, Spacious Accommodation, Wood Flooring
- **Exterior:** Garage, Various Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Residential Location, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Living Room With Dining Area
- **Views:** Sea, Town
- **Additional:** Air Conditioning, Alarm System, Ideal Family Home, Security Grills

# Attractive Three Bedroom Townhouse in a Desirable Location

Clear Blue Skies is delighted to offer this lovely three bedroom townhouse in the residential Villas Mirador del Duque complex in the popular El Madroñal de Fañabé area in Costa Adeje, 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 and Cinema Complex, a top international school, a welcoming tennis club and a shopping complex with a thermal spa, padel tennis and gym facility.

Villas Mirador del Duque is a well-maintained complex with gated entrance, ideally situated within easy walking distance of the highly acclaimed Costa Adeje International School and local amenities like the X-Sur shopping and cinema complex. It is the perfect location for a holiday home or primary residence, and its proximity to the TF1 motorway means it's only twenty minutes' drive to the Tenerife South airport and five minutes by car to the major resort towns in the south of Tenerife, namely Playa de las Americas and Los Cristianos.

This attractive three bedroom townhouse is distributed over three floors with a spacious living area of 131m<sup>2</sup>. Consisting of, on the ground floor a modern independent kitchen, utility room, spacious lounge with dining area and guest toilet. Upstairs there are three bedrooms with freestanding wardrobes and wooden floors throughout, the master has an en suite bathroom and there is also a family shower room. A spacious (48m<sup>2</sup>) closed garage is located on the bottom floor, with direct stairs access to the house; accommodating two cars and a good size storage room.

Externally the property has a front terrace and a good size rear terrace with town and sea views a making it the perfect place for relaxing or al fresco dining.

In conclusion, this delightful air-conditioned home is sold including the featured furniture, ready to enjoy from day one, in this lovely complex with very low management fees. Located perfectly and offered at a very competitive price, we highly recommended in-person or virtual viewing to fully appreciate the apartment. Please contact Clear Blue Skies at our nearby friendly office in Fañabé Plaza for more details and to make arrangements for an accompanied viewing, exclusively available from Clear Blue Skies.

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.

