



# ClearBlueSkies

## Fabulous Three Bedroom Penthouse with Stunning Views



**Reference:** 8841C

**Area/Town:** El Madroñal

**Complex:** Atlantic Homes

**Type:** Apartment (Penthouse)

**Status:** For Sale

**Price:** €1,295,000

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m<sup>2</sup>):** 86 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 69 m<sup>2</sup>
- **Floor level:** 3

- **Community:** Children's Pool, Community Garden, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Full Of Character, Fully Furnished, Immaculate Condition, Luxury Fittings, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Shower Room, Living Room With Dining Area, Shower Room, Storeroom, Utility Room
- **Views:** Coastal, Garden, Mountains, Pool, Sea
- **Additional:** Air Conditioning, Insect Netting, One Level

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Clear Blue Skies is delighted to present this brand new three bedroom, two bathroom penthouse in El Madroñal de Fañabé, Costa Adeje, in the south of Tenerife.

El Madroñal de Fañabé is the extremely desirable and level area, just over the TF1 motorway from the beaches, shopping malls, bars and restaurants of Fañabé and Costa Adeje, all of which are within fifteen to twenty minutes' walk away. Playa de las Americas and Los Cristianos are a five minute drive away and the Tenerife South airport is about twenty minutes by car. In addition to the aforementioned facilities, there is a fantastic municipal park and sports facility, a school, a tennis club, a health spa and many more high quality small businesses in El Madroñal de Fañabé. Additionally, within five minutes' walk, you can find the X Sur Shopping Mall and Cinema Complex, which features shops, eateries, a supermarket and multi-screen cinema. This area really does have it all!

This fantastic new low rise development, named "Atlantic Homes", will be offered in two phases, an attractive development of 1,2 and 3 bedroom apartments, 67 properties in total, set over three floors and centred around a beautiful heated swimming pool and sunny tropical gardens.

This fabulous brand new three bedroom luxury apartment is located on the penthouse floor (3rd) of the recently completed first phase and enjoys a corner position, thoughtfully configured to make the most of the light and the views in the main living spaces. It is airconditioned and the large lounge / kitchen / dining room and all bedrooms are bright and enjoy direct access onto the sunny private 69m<sup>2</sup> wrap around terrace which features wonderful panoramic views to the Atlantic ocean and the neighbouring island of La Gomera, and also to the pool, gardens and mountains. The kitchen with its contemporary design, features quality appliances and compact quartz worktops and the property also benefits from a handy separate utility room. The master bedroom has fitted wardrobes with dressing area and an en-suite shower room with rainwater shower, while the second and third bedrooms also have fitted wardrobes with a guest shower room adjacent. In addition to all of this the apartment comes with a store room and designated parking space in the subterranean garage.

In summary, this great property, located in a sought after area, is sold inclusive of the stylish furniture and would make a great family home, close to the highly rated International Costa Adeje school or a perfect holiday home. Now reduced by 125,000€ Please contact Clear Blue Skies nearby friendly Fañabé Plaza office today 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.

