

Very Attractive One Bedroom Ground Floor Apartment in a Popular Location



Reference: 8849C
Area/Town: El Madroñal
Complex: El Naranjal
Type: Apartment
Status: For Sale
Price: €295,000
Energy Efficiency Rating: Pending

- **Beds:** 1
- **Baths:** 1
- **Internal (m2):** 56 m²
- **Terrace (m2):** 12 m²
- **Floor level:** Ground

- **Community:** Community Garden, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, 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, Living Room With Dining Area, Shower Room, Storeroom, Utility Room
- **Views:** Garden, Mountains, Pool, Sea
- **Additional:** Ceiling Fans, One Level

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Clear Blue Skies is pleased to offer this beautiful one bedroom ground floor apartment located in the popular El Naranjal complex in El Madroñal de Fañabé in south Tenerife.

El Naranjal is a very attractive and well-maintained residential complex in the highly desirable El Madroñal de Fañabé area of Costa Adeje. It enjoys a pleasant outlook over the communal gardens towards the pool, with the glistening Atlantic Ocean only a short distance away. El Naranjal features exclusively for residents, the use of a lovely communal pool area, community gardens and various terraces.

El Madroñal de Fañabé is famous for its very good selection of small cafes, bars and restaurants situated around a fabulous municipal park with excellent sports facilities. There is also a highly regarded international school only a one minute walk away and X-Sur commercial centre is around ten minutes' by foot. El Madroñal de Fañabé is located only a five minute drive from the beautiful beaches of Playa Fañabé, Playa del Duque, Torviscas Bajo and the bay and marina at Puerto Colon. Also La Caleta, Siam Mall, Siam Park, Aqualand and Las Americas Golf and Golf Costa Adeje are all located within a maximum ten minute drive.

This inviting apartment has a spacious living area of 56m² and comprises of a bright lounge with dining area, a fitted kitchen, a useful separate utility room and shower room. The generous bedroom includes mirrored fitted wardrobes and direct terrace access is available through patio doors onto the sunny and substantial 12m² terrace which features a retractable sun canopy for added shade and privacy, making it an ideal for al fresco dining, sunbathing or simply enjoying a drink looking out over the pool and gardens towards the Atlantic Ocean and La Gomera sunsets. In addition, the property has a designated external parking space and convenient storeroom in the subterranean garage and it is being sold fully furnished, so it's ready to enjoy from day one.

Clear Blue Skies thoroughly recommends viewing of this desirable apartment, ideal for a permanent residence or holiday home, please contact our nearby office in Fañabé Plaza for more details 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.

