

## Beautiful Contemporary Three Bedroom Townhouse in a Lovely Quiet Residential Complex



**Reference:** 8854  
**Area/Town:** El Madroñal  
**Complex:** Los Girasoles  
**Type:** House  
**Status:** For Sale  
**Price:** €599,000

**Beds:** 3  
**Baths:** 2  
**Guest Toilets:** 1  
**Internal (m<sup>2</sup>):** 102 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 104 m<sup>2</sup>  
**Floors:** 2

**Energy Efficiency Rating:**



- **Community:** Community Garden, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Modern Style, Partially Furnished, Renovated, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Covered Terrace, Sunny Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Quiet Location, 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
- **Views:** Mountains, Panoramic, Sea, Town
- **Additional:** Air Conditioning

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Clear Blue Skies is delighted to offer this beautifully presented three bedroom townhouse in the ever popular Los Girasoles complex, in El Madroñal de Fañabé, only one kilometre from the beaches of Playa Fañabé and Playa del Duque and the wonderful up-market bars, restaurants and shopping malls of Costa Adeje.

Los Girasoles is a lovely small community of attractive villas, bungalows and townhouses, designed and constructed by a highly regarded local developer. The development is peaceful and friendly, landscaped with tropical planting and with secure entry and has extremely low community fees. Its location in El Madroñal appeals to so many thanks to its proximity to an abundance of amenities; only a short stroll away you find X-Sur shopping mall and multi-screen cinema, a spa and gym, and a friendly tennis club. There is also an excellent international school (Colegio Internacional Costa Adeje), a public sports and leisure park facility and endless small businesses in this relaxed but thriving community. The beaches and attractions of Playa Fañabé and El Duque are less than twenty minutes walk away and the Tenerife Sur airport can be reached in twenty minutes by car.

Discover the perfect blend of style, comfort, and location in this beautifully presented home. Sold partially furnished, it is fully air conditioned and set in a sought-after position. The property offers private off-road parking for two cars and thoughtfully designed living spaces which have been renovated to a high standard offering a bright and modern living area distributed over two floors. The ground floor features a sleek, modern L-shaped kitchen with integrated appliances, a guest toilet, and an open-plan lounge and dining area with handy under stairs storage that flows seamlessly through floor-to-ceiling sliding doors toward the outdoors—ideal for relaxed living and entertaining. Upstairs, the primary bedroom boasts its own en-suite bathroom and fitted wardrobes, while two further bedrooms share a contemporary shower room. From both the master and second bedroom, step out onto a shared sun terrace where sweeping sea views create a serene backdrop to your mornings and evenings, the perfect spot to enjoy the sunsets. Externally, a private walled terrace framed by lush garden borders offers a secluded space for alfresco dining or quiet reflection.

In summary, this is comfortable living at its finest—elegant, low-maintenance, and designed for both comfort and style. Please contact the Clear Blue Skies' nearby friendly Fañabé Plaza office for further information and 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.

