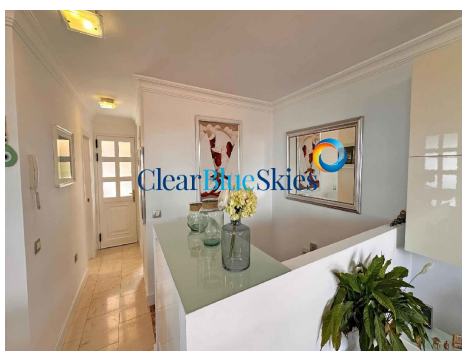
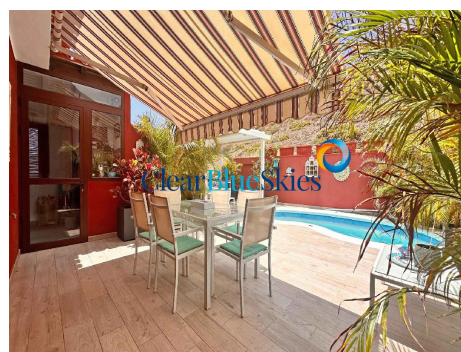


Corner Property with Large Terrace and Private Pool



Reference: 8898C
Area/Town: El Madroñal
Complex: Mirador del Roque
Type: House (Townhouse)
Status: For Sale
Price: €630,000
Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 3
- **Guest Toilets:** 1
- **Internal (m2):** 92 m²
- **Terrace (m2):** 150 m²
- **Year Constructed:** 2005

- **Decor:** Completely Equipped Kitchen, Excellent Condition, Modern Style, Partially Furnished, Spacious Accommodation
- **Exterior:** 2 Parking Places, Balcony, Private Pool, 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
- **Rooms:** Dressing Room, Separate Apartment, Storeroom
- **Views:** Sea, Town
- **Additional:** BBQ

Corner Property with Large Terrace and Private Pool

Clear Blue Skies is pleased to present this attractive corner property with great outdoor area and private pool in El Madroñal de Fañabé within the desirable municipality of Costa Adeje in the south of Tenerife.

Villas Mirador del Roque is situated in a quiet cul-de-sac in the very popular residential area of El Madroñal de Fañabé. This highly desirable area of Costa Adeje is located about 1km inland from the beaches of Playa del Duque and Playa Fañabé. It is very well served by a selection of independent businesses like bars, restaurants and cafés as well as the X-Sur shopping centre and multi -screen cinema complex (formerly the Gran Sur), and a renowned international school, a health and spa club and many other community facilities. In addition, it is only a few hundred metres from the TF1 motorway, which means the Tenerife South airport is only twenty minutes away, and Los Cristianos and Playa de las Americas are only five minutes drive away.

This very nice home is set in a desirable corner position and, whilst forming part of a complex, has a very private feel. It features garage parking for two cars from which the main living area is accessed via stairs. On the lower level there is a convenient laundry room, a guest toilet, the main double bedroom with en suite bathroom and a second bedroom which is currently being used as a dressing room. There is also a separate studio style apartment with its own entrance making it perfect for a visiting guest or perhaps an older teenage child. On the upper level you can find a further smaller bedroom, a full family bathroom and of course the main open plan living space with modern open plan kitchen with breakfast bar seating. This level has been extended by closing part of the terrace to make a spacious dining and additional seating area.

Externally, this property offers a great variety of outdoor spaces. It features with a large lower terrace of over 60m² as well as an upper balcony and as stunning rear terrace which incorporates a barbeque area, a dining area with sun awning overhead, a seating area with modern style aluminium pergola and of course the lovely private pool. You can enjoy incredible views of either the stunning mountains and the coastline and out to Atlantic Ocean from all of the different outdoor spaces.

This lovely property, which is offered partially furnished, is perfectly located in a small complex, close enough to offer easy access to all the facilities of Costa Adeje without being part of the hustle bustle of the main touristic areas, making it a perfect option as a comfortable family home. Please contact Clear Blue Skies at your earliest convenience for more information and to make accompanied viewing arrangements.

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.

