



# ClearBlueSkies

## Delightful Recently Completed Two Bedroom Apartment in a Popular Location



**Reference:** 8929C  
**Area/Town:** El Madroñal  
**Complex:** Atlantic Homes  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €840,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m<sup>2</sup>):** 62 m<sup>2</sup>
- **Terrace (m<sup>2</sup>):** 28 m<sup>2</sup>
- **Floor level:** 2

- **Community:** Community Garden, Community Pool, Gated Complex, Lift
- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Modern Style, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Residential 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, Storeroom, Utility Room
- **Views:** Pool, Sea
- **Additional:** Air Conditioning, One Level, Pre-Installed Air Conditioning

# Delightful Recently Completed Two Bedroom Apartment in a Popular Location

Clear Blue Skies is pleased to present to this beautiful, spacious two bedroom, two bathroom apartment in Atlantic Homes, located in the ultra popular area of El Madroñal de Fañabé, Costa Adeje.

El Madroñal de Fañabé is the extremely desirable residential area, just 1km inland from the beaches, shopping malls, bars and restaurants of Fañabé and Costa Adeje; approximately fifteen to twenty minutes on foot. 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 tennis club, a health spa and many more high quality small businesses in El Madroñal de Fañabé. Furthermore, within five minutes' walk, you can find the X Sur Shopping and Cinema Mall, with shops, eateries, supermarket and multi-screen cinema. This area really does have it all!

This fantastic recently completed development, named Atlantic Homes, will be offered in two phases. There will be 67 properties in total, set over three floors and centred around a beautiful heated pool and sunny tropical gardens. The first phase is now ready to occupy.

This modern two bedroom property is positioned on the 2nd floor of phase 1 and benefits from lift access. The spacious living area (62m<sup>2</sup>) offers a bright lounge & dining area, open plan kitchen and a handy utility room. The master bedroom has fitted wardrobes and an en-suite shower room with rainwater shower, while the second bedroom also has fitted wardrobes and a guest shower room adjacent. The large 28m<sup>2</sup> terrace can be directly accessed from the lounge and both bedrooms and boasts wonderful views to the ocean, pool and mountains making it the perfect place to enjoy the wonderful climate and glorious sunsets over the neighbouring island of La Gomera. In addition to this there is a parking space and store room in the communal subterranean garage.

This attractive apartment is sold including the lovely featured furniture and is fully air conditioned, ideally located in a highly desirable area that would make a superb family home close to the International Costa Adeje school or the perfect holiday home. Please contact Clear Blue Skies' friendly office in nearby Fañabé Plaza 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.

