



ClearBlueSkies

Lovely Two Bedroom Apartment with Sea Views in Popular Area of El Madroñal de Fañabé



Reference: 8936C

Area/Town: El Madroñal

Complex: Los Almendros

Type: Apartment

Status: For Sale

Price: €409,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m²):** 73 m²
- **Terrace (m²):** 11 m²
- **Floor level:** 2

- **Community:** Community Garden, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Spacious Accommodation, Tastefully Decorated, Unfurnished
- **Exterior:** Private terrace
- **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, Dining Area, Storeroom
- **Views:** Sea, Town
- **Additional:** One Level

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Clear Blue Skies is delighted to offer this lovely two bedroom, two bathroom apartment located located in the fantastic Los Almendros complex in El Madroñal de Fañabé, in Costa Adeje in the sunny south of Tenerife.

El Madroñal de Fañabé is located only a few minutes drive or a twenty minute walk from the most popular coastal resorts of Costa Adeje. This relatively new neighbourhood has a relaxed community vibe served by an abundance of thriving small businesses, an excellent international school, a tennis club, a well maintained public sports and leisure park and much more. There are numerous restaurants, coffee shops and bars local to El Madroñal de Fañabé and the X-Sur shopping centre and cinema complex is only a 10 minute walk away. Due to the proximity of the TF1 motorway, the Tenerife South airport can be reached in twenty minutes.

Los Almendros is a beautiful, low rise complex which has an elevated position adjacent to the Colegio Internacional Costa Adeje school and the public park and features a beautiful heated community pool and large terraced areas which are very well presented and cared for, whilst the many planted tropical garden areas are fully established and mature. Los Almendros is a private, gated complex of apartments and bungalows which offers a secure and peaceful environment for living or holidaying to all of its international community of owners.

Located on the upper floor and reached by lift, this beautifully presented two bedroom, two bathroom apartment offers comfort and stylish living. The apartment features a semi-independent kitchen and two double bedrooms both with fitted wardrobes and one of which enjoys its own en-suite bathroom plus there is a second family shower room. The living and dining area is bright and nicely proportioned and leads through patio doors to the 11m² terrace.

The outdoor area has artificial grass installed and is the perfect spot for relaxing, outdoor dining or simply making the most of the unbeatable year round weather and taking in the lovely open outlook and incredible view of the Atlantic Ocean and the neighbouring island of La Gomera.

This property which comes complete with garage space and storage room, is ideally located in an attractive complex within a popular area and would make a wonderful year round residence or relaxing holiday home. Please contact our friendly office in nearby Fañabé Plaza for additional information and to arrange an accompanied viewing appointment.

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.

