



ClearBlueSkies

Brand New Superb Two Bedroom Apartment in a Desirable Location



Reference: 8955C

Area/Town: El Madroñal

Complex: Atlantic Homes

Type: Apartment

Status: For Sale

Price: €590,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m²):** 60 m²
- **Terrace (m²):** 31 m²
- **Floor level:** Ground

- **Community:** Children Area, Community Garden, Gated Complex, Heated Outdoor Pool, Lift
- **Decor:** Built to High Standards, Fitted Wardrobes, Immaculate Condition, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Terrace
- **Location:** Conveniently Situated For Golf, 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, Storeroom, Utility Room
- **Views:** Pool, Sea
- **Additional:** Many Special Features, One Level

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Clear Blue Skies is pleased to present to the Tenerife property market, this beautiful spacious two bedroom apartment situated on the second phase of the recently completed Atlantic Homes development in 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, restaurants, a supermarket and a multi-screen cinema. This area really does have it all!

This fantastic new development, named Atlantic Homes, has been constructed in two phases, phase one is now complete and occupied. Phase two, set over three floors and centred around a beautiful heated pool and sun tropical gardens, is also complete and ready to occupy. Each apartment will include allocated parking in the subterranean communal garage and a private storeroom.

This modern re-sale two bedroom property has been thoughtfully configured to make the most of the light and the views in the spacious 60m² living spaces and is positioned on the ground floor of the development. The large lounge / kitchen / dining room and all bedrooms have been positioned at the front of the property ensuring they are bright and enjoy direct access onto the private 31m² terrace with views to the pool and sea, enjoying afternoon sunshine. The kitchen is of a clean, contemporary design, featuring quality appliances and compact quartz worktops and the property also benefits from a separate 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.

In summary, this is a great property in a highly desirable location that would make a superb family home close to the International Costa Adeje school or the perfect holiday home. Don't miss this opportunity to purchase on this modern development, please contact Clear Blue Skies' friendly office in nearby Fañabé Plaza today for further information.

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.

