

## Lovely Four Bedroom Semi Detached Home in a Very Desirable Area



**Reference:** 9135  
**Area/Town:** El Madroñal  
**Complex:** Flamboyán  
**Type:** House (Townhouse)  
**Status:** For Sale  
**Price:** €595,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 127 m<sup>2</sup>
- **Terrace (m2):** 103 m<sup>2</sup>

- **Community:** Community Pool, Gated Complex
- **Decor:** Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** Balcony, Easily Maintained Gardens, Private terrace, Roof Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area, En Suite Shower Room, Lounge, Newly Fitted Bathroom
- **Views:** Mountains, Pool
- **Additional:** Air Conditioning, Ceiling Fans, Ceramic Hob, Oven, Water Filter

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Clear Blue Skies is pleased to present this spacious and centrally located property in the very popular Flamboyan complex in El Madroñal de Fañabé within the desirable municipality of Costa Adeje in the south of Tenerife.

El Madroñal de Fañabé is a very popular area of Costa Adeje, 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.

Flamboyan is a lovely secure residential complex of just ten houses, built in 2001 centered around a communal pool.

This very nice home has a living area of 127m<sup>2</sup> distributed over two levels with a roof terrace. Upon entering the house you will find the 4th bedroom which is currently used as an office and adjacent guest toilet. The lounge is spacious and bright with a great size dining area, and from here you can access the sunny terrace which is the perfect location for eating al fresco or entertaining friends while enjoying the lovely Tenerife all year round climate. This floor also features an independent, fully fitted kitchen with an external utility space or dining area.

Upstairs there are three bedrooms. The master bedroom has a recently refurbished en-suite shower room, fitted wardrobes and patio doors to the upper balcony with mountain and pool views. A further two bedrooms and a family bathroom can also be found on this floor with an internal staircase leading to the 46m<sup>2</sup> private roof terrace and storage area. Additionally there are two private parking spaces to the side of the house.

This property, which is offered fully furnished, is perfectly located, in a small complex, close enough to walk to the beach and all of the facilities of Costa Adeje without being part of the hustle bustle of these big resort towns and would make a perfect family home or an amazing holiday home. Now reduced by 100,000€ do not miss this opportunity please contact Clear Blue Skies at your earliest convenience for more information and to make arrangements for 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.

