

Beautifully Presented Three Bedroom Home with Private Heated Pool in a Popular Location



Reference: 9144C

Area/Town: El Madroñal

Complex: Los Girasoles

Type: House

Status: For Sale

Price: €1,050,000

Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 2
- **Plot (m2):** 270 m²
- **Internal (m2):** 140 m²
- **Year Constructed:** 2008
- **Floors:** 2

- **Community:** Community Garden, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** 2 Parking Places, Easily Maintained Gardens, Private Pool, Sunny Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Living Room With Dining Area, Shower Room, Utility Room
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Ceiling Fans

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Clear Blue Skies is pleased to present for sale this beautiful home in the popular area of El Madroñal de Fañabé, in Costa Adeje in the sunny south of Tenerife.

El Madroñal de Fañabé is a very popular, mostly residential part of Costa Adeje, about one kilometre inland from Playa del Duque. It is full of quality apartments, townhouses and villas and there are a number of bars, restaurants, small shops and coffee bars dotted around the area. The area benefits from facilities such as X-Sur shopping and cinema complex, a well-regarded international school, a welcoming tennis club and a shopping complex that contains a thermal spa, padel tennis and gym facility. Los Girasoles is a modern, gated complex made up of several rows of exclusive townhouses and villas in the El Madroñal de Fañabé area. These properties are consistently in demand and have proven very popular amongst residents and holiday home owners alike.

This delightful home features a larger than average plot with off road parking for two vehicles. The property is distributed over two levels with wood-look flooring and air conditioning throughout, the upper floor being entirely dedicated to the impressive master bedroom suite, with its fitted wardrobes, en-suite bathroom with jacuzzi style bath and large, private terrace that offers incredible sea views.

On the ground floor we find the extremely bright and spacious lounge and dining space. One of the most truly outstanding features of this property must be the floor to ceiling glass along and around the entire frontage of the of the living/dining room, allowing light to pour in and the sea views to be fully appreciated from every corner. There is also a separate galley style kitchen with contemporary white gloss units, modern fixtures and appliances and, joining the kitchen, a handy utility room. The kitchen also has doors that provide access to the front and rear terraces. The ground floor also boasts two further double bedrooms with fitted wardrobes, one of which also has patio doors to the pool terrace, and the family bathroom. Externally, this house is immaculately presented and benefits from its own heated pool, surrounded by artificial lawn, tiled terraces to front and side with retractable sun blinds for added comfort, and further seating areas to the rear of the house providing sun or shade options at any time of the day. A great space to enjoy the wonderful climate whilst providing the perfect backdrop for sunset drinks or entertaining.

Sold inclusive of furnishings and presenting a fabulous opportunity to acquire a really great home on this well-loved complex, this property offers both convenience and lifestyle. Viewing is highly recommended to fully appreciate all the fantastic property has to offer. Please contact Clear Blue Skies' nearby friendly Fañabé Plaza office today for more information and 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.



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