

Splendid Ground Floor Poolside Apartment on a Popular Complex with Heated Pool



Reference: 9179C
Area/Town: El Madroñal
Complex: Los Almendros
Type: Apartment
Status: For Sale
Price: €315,000

Beds: 1
Baths: 1
Internal (m2): 56 m²
Terrace (m2): 10 m²
Floor level: Ground

Energy Efficiency Rating:



- **Community:** Community Garden, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** Covered Terrace, Sunny Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Pool
- **Additional:** One Level

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Clear Blue Skies is delighted to present this fantastic opportunity to own a lovely ground-floor apartment overlooking the swimming pool, terraces and beautifully maintained gardens of the popular Los Almendros complex, ideally situated in the sought-after area of El Madroñal de Fañabé, Costa Adeje, in the sunny south of Tenerife.

It's easy to see why El Madroñal de Fañabé is such a sought-after residential area. Just minutes from the popular resorts of Costa Adeje, it offers a relaxed community atmosphere, excellent local amenities, an international school, X-Sur shopping and cinema complex, tennis club and sports and leisure park. With easy access to the TF1 motorway, Tenerife South Airport is just a 20-minute drive away.

Los Almendros enjoys a peaceful, elevated position next to the school and park. The secure, gated complex features a heated communal swimming pool, attractive terrace areas, beautifully maintained mature gardens and private residents' parking. With views across lush parkland, out to sea and towards the surrounding mountains, it offers a wonderfully scenic setting.

Situated on the ground floor, the apartment is accessed from the rear via a small hallway, with a useful utility room to the right. The layout comprises an American-style kitchen, a spacious double bedroom with fitted wardrobes, a bathroom with bath and overhead shower, and a bright, welcoming lounge/dining area. The kitchen is fully fitted with appliances and features a breakfast bar opening onto the dining area. The lounge leads through large patio doors to a generous terrace, partly covered and partly open, with a retractable sun canopy providing welcome shade on hotter days. Ideally positioned for easy access to the pool area, the terrace also benefits from a small access gate. The swimming pool itself is enclosed by glass, providing added peace of mind for families with young children.

For sale inclusive of the furnishings and with a dedicated, private parking space and a secure storeroom, this property is ready to move into and enjoy. 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.

