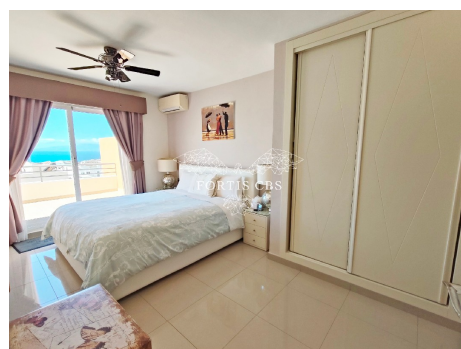


## Superb Immaculate Townhouse in a Desirable Location



**Reference:** 8519  
**Area/Town:** El Madroñal  
**Complex:** Los Girasoles  
**Type:** House (Townhouse)  
**Status:** For Sale  
**Price:** €669,000

**Beds:** 2  
**Baths:** 2  
**Guest Toilets:** 1  
**Internal (m<sup>2</sup>):** 99 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 143 m<sup>2</sup>  
**Year Constructed:** 2008  
**Storeys:** 2

**Energy Efficiency Rating:**



- **Community:** Community Garden, Gated Complex, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Refurbished, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** 2 Parking Places, Balcony, Covered Terrace, Easily Maintained Gardens, Sunny Terraces
- **Location:** Conveniently Situated For Golf, 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:** Dining Area, En Suite Bathroom, Lounge, Separate Office, Shower Room, Storeroom
- **Views:** Coastal, Mountains, Sea
- **Additional:** Air Conditioning, Alarm System, Ceiling Fans, Insect Netting, Many Special Features

# Superb Immaculate Townhouse in a Desirable Location

Fortis CBS is delighted to have been chosen to market this beautiful two bedroom townhouse for sale in the popular "Los Girasoles" development in El Madroñal de Fañabé.

Los Girasoles is a lovely small community of attractive homes, designed and constructed by a highly regarded local developer. The development is peaceful and friendly, landscaped with tropical planting and with secure entry. Its location in El Madroñal appeals to so many thanks to its proximity to an abundance of amenities; only a short stroll away you find X-Sur (formerly Gran Sur) shopping mall and multi-screen cinema, a spa and gym, and a friendly tennis club. There is also an excellent international school, a public sports, leisure and park facility and endless small businesses in this relaxed but thriving community. The beaches and attractions of Playa Fañabé and El Duque are less than twenty minutes minutes walk away and the Tenerife Sur airport can be reached in twenty minutes by car.

This immaculate home has been totally renewed to the highest standard with a re-imagined layout. Upon entering the property, the bright hallway leads to the large luminous lounge directly ahead, the kitchen and guest toilet are located to the right and the staircase to the left. The L-shaped kitchen is a contemporary design, with lovely mixed high-gloss dark wood effect base units and glazed cream wall cabinets and cream worktops. The entire frontage of the lounge is glazed, providing natural light in abundance throughout the day. There is more than enough space to accommodate the dining area in this room, and a wall opening to the kitchen creates a semi-open plan feel.

Upstairs there are two double bedrooms to the front of the property with access to the large upper balcony with extendable sun blinds, where the sea view and sunsets can be savoured. The larger of the two rooms, the master suite, also has a dressing area with fitted wardrobes and a sizeable en-suite bathroom with bath and walk in shower. An additional shower room and open plan office can also be found on this floor.

Externally, at ground level, the outdoor space is generous with a covered terrace/sun room for relaxing or dining which boasts newly installed sliding doors leading to a low maintenance garden with high quality artificial grass and established plants.

Now reduced! This property has many special features including air conditioning, alarm, Sonos music system throughout, fitted fly screens, LED lighting, sun blinds, secure off road parking and a convenient store room. In summary a must-see property being sold inclusive of the beautiful bespoke furniture, in a highly sought after complex in an equally desirable area.

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.

