



# FORTIS CBS

## Unique Bungalow in Superb Complex in a Desirable Area



**Reference:** 8727

**Area/Town:** El Madroñal

**Complex:** Los Almendros

**Type:** House (Bungalow)

**Status:** For Sale

**Price:** €460,000

**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m2):** 82 m<sup>2</sup>
- **Terrace (m2):** 110 m<sup>2</sup>
- **Year Constructed:** 2005

- **Community:** Community Garden, Community Pool, Gated Complex, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Modern Style, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Garden, Porch, Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Good Road Access, Near Amenities, Popular Urbanisation, Quiet Location, Residential Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Beach, Garden, Partial Sea, Pool, Town
- **Additional:** Air Conditioning, One Level, Security Grills

# Unique Bungalow in Superb Complex in a Desirable Area

Fortis CBS is honoured to have been chosen as the Exclusive Estate Agent to offer the unique opportunity to own this wonderful bungalow in one of the most desirable areas in South Tenerife.

It's easy to see why demand is high for property in the residential area of El Madroñal de Fañabé. Located only a few minutes drive from the most popular coastal resorts of Costa Adeje, this relatively new neighbourhood has a relaxed community vibe served by an abundance of thriving small businesses, an excellent international school, Gran Sur shopping centre and cinema, a tennis club, an amazing public sports and leisure park and much more. Los Almendros is a complex which has an elevated position adjacent to the school and the park and features a heated community pool and terrace areas which are ample, well maintained and beautifully presented whilst the many planted garden areas are fully established and excellently cared for. Los Almendros is a private, gated complex which offers a secure and peaceful environment for living or holidaying to all its international community of owners.

This lovely home is one of only a handful of linked bungalow style properties in the complex and this house in particular is in a privileged corner position with excellent step free access being the first property in the row. Upon entering, you can find a double bedroom with fitted wardrobes, a full bathroom and an independent fully fitted and equipped kitchen with all appliances, a very useful utility room and a handy serving hatch connecting to the main living space. The living room is spacious and comfortable with a designated dining area and the whole space feels airy and bright thanks to the patio doors and multiple windows. There is a further double bedroom with fitted wardrobes and a second full family bathroom all conveniently spread over one floor. Externally there is a generous, sunny outside space which incorporates a covered seating area, useful when shade is required, a large open terrace area and a good size corner garden with low maintenance artificial lawn, making this the perfect place to fully enjoy the Tenerife outdoor lifestyle. In addition, you're only a few steps from accessing the secure communal heated pool making it ideal for those with young children.

This great property with its living space all on one floor, is a very comfortable option for those with mobility restrictions and being sold inclusive of the tasteful furnishings and with air conditioning already installed, it is in perfect condition just to move in and enjoy. It features a dedicated, private parking space (21m<sup>2</sup>) and a secure storeroom (8m<sup>2</sup>) within the secure community, making this a really great option for year round family living or as a lock up and leave holiday home. Please contact us as soon as possible for an accompanied in-person viewing or via video link.

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.

