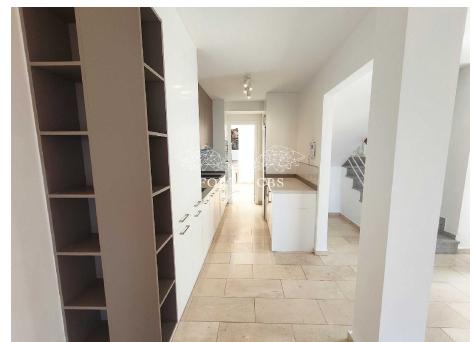




FORTIS CBS

Fantastic Modern Three Bedroom Villa in Highly Sought-After Location



Reference: 8856

Area/Town: El Madroñal

Complex: Los Girasoles

Type: House (Villa)

Status: For Sale

Price: €760,000

Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 2
- **Plot (m²):** 328 m²
- **Internal (m²):** 102 m²
- **Year Constructed:** 2008

- **Community:** Community Garden, Gated Complex, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Marble Floors, Modern Style, Spacious Accommodation
- **Exterior:** 2 Parking Places, Balcony, Covered Terrace, Garden, Roof Terrace, 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
- **Potential:** Space For Pool
- **Rooms:** American Kitchen/Kitchenette, En Suite Shower Room, Living Room With Dining Area, Shower Room, Utility Room
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Ceiling Fans

Fantastic Modern Three Bedroom Villa in Highly Sought-After Location

Fortis CBS is thrilled to introduce this fantastic, spacious three bedroom semi-detached family home in El Madroñal de Fañabé, Costa Adeje to the Tenerife property market.

El Madroñal de Fañabé is undoubtedly one of the most highly desirable residential areas in Costa Adeje, and beyond. It has grown in prestige over several decades thanks in part to the outstanding amenities that have established themselves in this area, such as the excellent international school, Colegio Costa Adeje, X-Sur shopping and multi-screen cinema complex, a fantastic municipal park and sports facility, a tennis club, a health spa and many more high quality small businesses. The area is known for its high concentration of luxury apartments and villas and is only 15-20 minutes on foot, or less than 5 minutes drive to Playa Fañabé, with Playa del Duque, Siam Mall and Siam Park only 5 minutes drive away.

This inviting semi-detached home is perfectly positioned in one of the area's most desirable locations. Featuring a private driveway with an electric gate and space for two cars, the property spans three levels plus a roof terrace with panoramic views. It features marble flooring and air conditioning throughout and really does have it all. Offered as a blank canvas and ready for you to make it your own, this spacious property sits on a plot of 328m² and boasts a perfect blend of style, comfort, and functionality. Step inside to a bright, open-plan ground floor where a contemporary kitchen flows seamlessly into a spacious lounge and dining area. Floor-to-ceiling sliding doors invite the outdoors in, opening onto a covered terrace and generous garden, perfect for al fresco dining or relaxing in the sunshine with ample space for a pool if required. To the rear of the kitchen you can find a useful utility area and additional room with dry stone wall feature, ideal for an office or occasional bedroom. The first floor comprises of two bedrooms and a modern shower room, while the top floor houses the master bedroom with fitted wardrobes, en suite shower room, and a wrap around terrace. From here, an external staircase leads to the large roof terrace with panoramic sea and mountain views, providing the perfect backdrop for sunset drinks or entertaining. Externally this property has multiple sunny terraces to enjoy the wonderful climate.

Close to excellent schools, beautiful parks, popular restaurants, and a range of local amenities, this property offers both convenience and lifestyle. With its versatile layout and wonderful views, it's a rare find in a sought-after area; perfect for buyers keen to update and design a home to their exact taste.

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.

