

## Lovely Two Bedroom Bungalow in a Popular Residential Complex in a Great Location



**Reference:** 8860C  
**Area/Town:** El Madroñal  
**Complex:** Los Almendros  
**Type:** House (Bungalow)  
**Status:** For Sale  
**Price:** €390,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 1
- **Internal (m2):** 62 m<sup>2</sup>
- **Terrace (m2):** 60 m<sup>2</sup>
- **Floor level:** Ground

- **Community:** Community Garden, Community Pool, Gated Complex, Heated Outdoor Pool, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Modern Style, Tastefully Decorated
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Residential Location, 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
- **Additional:** One Level

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Fortis CBS is pleased to offer this lovely two bedroom bungalow located in the fantastic Los Almendros complex in El Madroñal de Fañabé, in Costa Adeje in the sunny south of Tenerife.

El Madroñal de Fañabé is located only a few minutes drive or twenty minute walk 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, a tennis club, an amazing public sports and leisure park and much more. There are numerous restaurants, coffee shops and bars local to El Madroñal de Fañabé and the X-Sur shopping centre and cinema complex is only a 10 minute walk away. Due to the proximity of the TF1 motorway, the Tenerife South airport can be reached in twenty minutes.

Los Almendros is a complex which has an elevated position adjacent to the Colegio Internacional Costa Adeje school and the park and features a beautiful heated community pool and large terraced areas which are very 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 of apartments and bungalows which offers a secure and peaceful environment for living or holidaying to all its international community of owners.

Nestled within this popular and highly desirable complex, this beautifully presented two-bedroom linked bungalow offers comfort and convenience, and is just one of nine bungalows in the complex enjoying easy access for those with limited mobility, especially as it is very close to the heated communal pool, and the property is offered for sale fully furnished for immediate enjoyment. Step inside to a bright open-plan kitchen and lounge, two bedrooms, a full bathroom and practical separate utility room. The living room is well proportioned with dining area and patio doors leading directly onto a 60m<sup>2</sup> private walled terrace, perfect for outdoor dining or relaxing in the sunshine. Also included in the price is a designated parking space and handy storage room.

This property is ideally located and would make a wonderful primary or secondary home.

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.

