



FORTIS CBS

Fantastic Two Bedroom Apartment with Sea Views in Popular Area



Reference: 8894

Area/Town: El Madroñal

Complex: Los Castaños

Type: Apartment

Status: For Sale

Price: €490,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m2):** 75 m²
- **Terrace (m2):** 16 m²
- **Year Constructed:** 2007
- **Floor level:** 2

- **Community:** Community Garden, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Shower Room, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Garden, Mountains, Pool, Sea
- **Additional:** One Level

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Fortis CBS is delighted to have been selected as Exclusive Estate Agent for the marketing and sale of this lovely two bedroom, top floor apartment located in the very popular Los Castaños complex in El Madroñal de Fañabé in South Tenerife, only twenty minutes drive from the Tenerife South airport.

El Madroñal de Fañabé is known for its fantastic selection of small cafes, bars and restaurants situated around a municipal park with excellent sports facilities, plus there is a friendly tennis club nearby. The highly regarded international school (Colegio Internacional Costa Adeje) and the X-Sur commercial centre with its large supermarket, multi-screen cinema, shops, cafes and restaurants are both within easy walking distance. El Madroñal de Fañabé is located only a few minutes drive or a twenty minute walk from the beautiful beaches of Playa Fañabé, Playa del Duque, Torviscas Bajo and the bay and marina at Puerto Colon.

Los Castaños is a very attractive and well-maintained residential complex. It is secure and gated and features lush tropical gardens and natural lawned areas surrounding a lovely communal pool area with ample sunbathing areas for the exclusive use of residents.

This beautiful apartment is located on the 2nd floor, which is the highest level of this low rise property, and is reached by lift or stairs. It has an ample living area of 75m² and comprises of a comfortable lounge with dining area, a semi-independent kitchen with handy utility room, and two double bedrooms both with fitted wardrobes and each with its own corresponding en-suite shower room. Both shower rooms have been recently renovated and are presented in a modern and fresh style. The whole interior of the apartment is in impeccable condition and tastefully decorated and furnished.

Externally there is a sunny and well proportioned 16m² terrace which features a retractable sun canopy for added shade and privacy, making it an ideal spot for al fresco dining, sunbathing or simply enjoying the stunning views out towards the Atlantic Ocean, and the neighbouring island of La Gomera.

This fine apartment comes with a designated parking space included in the price and is being sold furnished and ready to be enjoyed. Clear Blue Skies thoroughly recommends viewing of this highly desirable apartment, ideal for a permanent residence or holiday 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.

