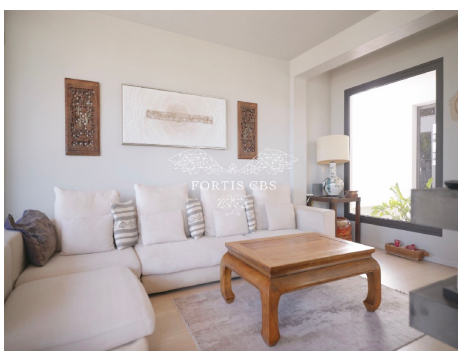
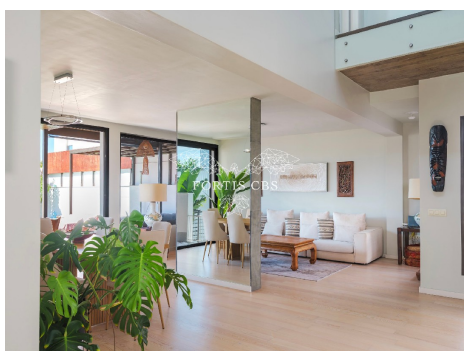
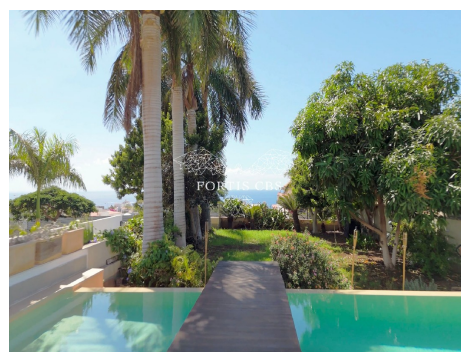


## Fantastic Contemporary Villa in Great Location



**Reference:** 8895C  
**Area/Town:** El Madroñal  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €2,625,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 900 m<sup>2</sup>
- **Internal (m2):** 240 m<sup>2</sup>
- **Terrace (m2):** 310 m<sup>2</sup>
- **Year Constructed:** 2010
- **Floors:** 3

- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Balcony, Easily Maintained Gardens, Garage, Garden, Private Pool, Private terrace, Swimming Pool
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Prestigious Area, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area, En Suite Bathroom, Office
- **Views:** Garden, Pool, Sea
- **Additional:** Air Conditioning

# Fantastic Contemporary Villa in Great Location

Fortis CBS is pleased to offer for sale this ultra-impressive contemporary detached villa in the very desirable location of El Madroñal de Fañabé in the south of Tenerife.

El Madroñal de Fañabé is a very popular, mostly residential area of Costa Adeje, about one kilometre inland from the beaches of Playa del Duque and Playa Fañabé. It features lovely villas, pretty townhouses and luxury apartments and there are many bars, restaurants, and shops nearby. The area benefits from facilities such as the X-Sur Shopping Mall and Cinema Complex, a top international school (Colegio Internacional Costa Adeje), a welcoming tennis club and a shopping complex with a thermal spa, padel tennis and gym facility.

This striking 240m<sup>2</sup> property is set on a large plot of 900m<sup>2</sup> and offers contemporary, elegant and functional family living, all in a privileged, high amenity location. The villa is distributed over three levels with an ample basement incorporating parking for various cars as well as a storage room, wash room and large multipurpose room, perfect for use as a home gymnasium or home cinema perhaps.

The entrance and main living dining area at ground level is a stylish, light and delicate space, decorated in neutral tones and with a mixture of contemporary and natural materials, working together to create a calm and soothing environment. The kitchen is completely independent with sleek white units and worktops and breakfast seating and at this level can you can also find a guest toilet and an office area. The upper level is reached by a beautiful feature staircase and here you'll find four bedrooms including the impressive principal suite with its en-suite bathroom, dressing room and private balcony with lovely ocean outlook.

Externally there are covered terrace areas, perfect for outdoor dining, a sunbathing deck with attractive wooden flooring, and a private pool with wooden bridge. There is a large planted garden including a natural lawn and an abundance of mature trees and vegetation making this whole space a perfect oasis of peace and tranquillity.

This fabulous air-conditioned property has been thoughtfully designed and furnished (furniture included) and would make an absolutely stunning family home or luxury holiday property; your very own private corner of paradise.

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.

