



# FORTIS CBS

## Three Bedroom Townhouse is a Desirable Area



**Reference:** 8942C  
**Area/Town:** El Madroñal  
**Complex:** Los Girasoles  
**Type:** House (Townhouse)  
**Status:** For Sale  
**Price:** €475,000

**Beds:** 3  
**Baths:** 2  
**Guest Toilets:** 1  
**Internal (m<sup>2</sup>):** 100 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 72 m<sup>2</sup>

**Energy Efficiency Rating:**



- **Community:** Community Garden, Gated Complex, Well Maintained Community
- **Decor:** Fitted Cupboards, Fitted Wardrobes, Spacious Accommodation
- **Exterior:** Covered Terrace, Garden, Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom, Living Room With Dining Area, Shower Room
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning

# Three Bedroom Townhouse is a Desirable Area

Fortis CBS is delighted to offer this spacious three bedroom townhouse in the ever popular Los Girasoles complex, in El Madroñal de Fañabé, only one kilometre from the beaches of Playa Fañabé and Playa del Duque and the wonderful up-market bars, restaurants and shopping malls of Costa Adeje.

Los Girasoles is a lovely small community of attractive villas, bungalows and townhouses, designed and constructed by a highly regarded local developer. The development is peaceful and friendly, landscaped with tropical planting and with secure entry and has extremely low community fees. Its location in El Madroñal appeals to so many thanks to its proximity to an abundance of amenities; only a short stroll away you find X-Sur (formerly Gran Sur) shopping mall and multi-screen cinema, a spa and gym, and a friendly tennis club. There is also an excellent international school (Colegio Internacional Costa Adeje), a public sports and leisure park facility and endless small businesses in this relaxed but thriving community. The beaches and attractions of Playa Fañabé and El Duque are less than twenty minutes walk away and the Tenerife Sur airport can be reached in twenty minutes by car.

This charming property offers a living area distributed over two floors. Upon entering from the street there is private gated parking, from here steps lead up to the main entrance and on this level you will find a lovely bright and spacious lounge with direct access to the front terrace and garden. At this level there is a fully fitted semi open kitchen, a guest toilet and private rear garden with utility area. The upper floor houses the master bedroom with fitted wardrobes and en-suite bathroom, two further bedrooms, office area and a family shower room. The master bedroom and second bedroom both have access to a sunny terrace which boasts sea and mountain views.

In summary, this is a wonderful property which is sold furnished and air conditioned & would make an ideal family home or a perfect holiday home in a great location.

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.

