

# 3 Bedroom Duplex - El Madroñal - Mirador del Roque - 10031

|               |  |             |                        |
|---------------|--|-------------|------------------------|
| Property type | <b>Duplex</b>  |             |                        |
| Location      | <b>El Madroñal, Adeje</b>  |             |                        |
| Complex       | <b>Mirador del Roque</b>   |             |                        |
| Views         | <b>Mountain view, Complex view, Garden view, Panoramic views</b> |             |                        |
| Sale          | <b>474 995 €</b>   | Reference   | <b>10031</b>           |
| Built area    | <b>182m<sup>2</sup></b>  | Living area | <b>91m<sup>2</sup></b> |
| Terrace       | <b>91m<sup>2</sup></b>   | Parking     | <b>Yes</b>             |
| Kitchen       | <b>Open-plan</b>   | Bedrooms    | <b>3</b>               |
| Bathrooms     | <b>3</b>   | Furniture   | <b>Fully</b>           |

Bright duplex with spacious terraces and a jacuzzi in Mirador del Roque, El Madroñal! Discover this fantastic duplex located in the Mirador del Roque residential complex, in the sought-after area of El Madroñal, Costa Adeje. A quiet, modern residential area highly valued by both residents and investors alike, thanks to its excellent location and quality of life. El Madroñal stands out for its proximity to prestigious international schools, shopping centres such as X-Sur and Siam Mall, supermarkets, restaurants and all kinds of amenities. Furthermore, it is just a few minutes' drive from the best beaches in the south of Tenerife, such as Fañabé and El Duque, with easy access to the motorway and excellent connections to the rest of the island.

The property is spread over two floors, with both internal and external access between them, offering great convenience and versatility.

On the ground floor are two spacious double bedrooms, both with windows to the outside providing plenty of natural light. The master bedroom features an en-suite bathroom and a walk-in wardrobe, as well as direct access to a cosy terrace which offers practical storage space utilising the area under the stairs. There is also an additional toilet on this floor.

The living area is situated on the upper floor, comprising an open-plan kitchen with a dining area and a bright living room. From here, there is access to the front terrace, where the main entrance to the property is located. On this same floor, there is an additional bedroom, ideal as a single room, study or guest room, as well as a full bathroom.

The kitchen leads out onto a spacious rear terrace, one of the property's most attractive features, which features a hot tub and ample space to create a barbecue, chill-out or relaxation area, perfect for enjoying the excellent climate all year round.

The property includes two parking spaces, with the option to enclose them in the future with an automatic gate, and a storage room. The garage has high ceilings, adding to the comfort and

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providing extra space. The property can be accessed from the garage via a lift, with just a few steps to the front door, which is a major advantage over the complex's main entrance, which involves several flights of stairs.

It is sold furnished as shown and has air conditioning in the kitchen area.

An excellent opportunity both as a primary residence and as an investment, in a property that combines spaciousness, functionality and pleasant outdoor spaces in one of the most sought-after areas of southern Tenerife.

Service charge: €70/month.

Property tax (IBI): €370/year.

Year of construction: 2005.

Last renovation: 2022.

Asten Realty Reference: 10031.



