

# Luxury 2 Bedroom Penthouse - El Madroñal - Atlantic Homes - 8645

Property type	<b>Penthouse</b>		
Location	<b>El Madroñal, Adeje</b>		
Complex	<b>Atlantic Homes</b>		
Pool	<b>Communal pool</b>		
Views	<b>Partial ocean view, Mountain and sea view, Complex view, Garden view, Pool view, Street view</b>		
Sale	<b>790 000 €</b>	Reference	<b>8645</b>
Built area	<b>127m<sup>2</sup></b>	Living area	<b>85m<sup>2</sup></b>
Terrace	<b>42m<sup>2</sup></b>	Balcony	<b>Yes</b>
Garage	<b>Yes</b>	Kitchen	<b>Open-plan</b>
Bedrooms	<b>2</b>	Bathrooms	<b>2</b>
Floor	<b>3</b>		

Atlantic Homes will be a totally private urbanization of 1, 2 and 3-bedroom apartments with a swimming pool and large garden areas.

Exciting project that will be designed by the prestigious Tenerife architecture studio Makin Molowny Portela.

The facade of the building has an elegant and avant-garde design. The structure of the building is made of reinforced concrete.

The exterior carpentry consists of lacquered aluminum sliding doors, with double glazing. The double glazing with an air chamber notably reduces the exchange of hot-cold energy and external noise, ensuring good comfort inside. The entrance door to the house is made of wood on the outside and lacquered in light gray on the inside, with a security lock.

The kitchen is delivered furnished with high and low cabinets and top quality compact quartz countertop. It is equipped with a refrigerator, dishwasher, oven, induction hob and extractor hood brand Bosch or similar.

Pre-installation of air conditioning. The production of hot water is by electric boiler, supported by solar panels, which means a reduction in energy consumption and therefore, a reduction in CO2 emissions. Solar panels provide 70% coverage for heating hot water.

Installation of TV and telephone sockets in the living room and bedrooms. Satellite dish, with installation for TV, cable and digital. Installation of electric video door entry. All homes have a fiber optic connection.

The project has a large swimming pool for adults heated with a heat pump and another

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unheated pool for the use and enjoyment of children. The interior urbanization has been designed to offer an experience of exclusivity and independence to the future owner. It is made up of green areas for private recreation and properly proportioned and designed pedestrian paths.

From the apartments in each block, the garage and storage rooms are accessed directly from the elevator, through hallways.

AVAILABLE:

SOUTH Block:

Low B €675,000, 2 bedrooms, 2 bathrooms, ground floor, 143 m2 in total, 66 m2 terrace, view of the pool and garden

Low C €650,000, 2 bedrooms, 2 bathrooms, ground floor, 173 m2 in total, 94 m2 terrace, sea view

1B €675,000, 2 bedrooms, 2 bathrooms, first floor, 109 m2 in total, 34 m2 terrace, views of the garden and pool

2C €700,000, 2 bedrooms, 2 bathrooms, second floor, 107 m2 in total, 32 m2 terrace, views of the garden and pool

2D €850,000, 3 bedrooms, 2 bathrooms, second floor, 132 m2 in total, 40 m2 terrace, sea and pool views

2G €750,000, 2 bedrooms, 2 bathrooms, second floor, 96 m2 in total, 23 m2 terrace, view of the side plot

3A €775,000, 2 bedrooms, 2 bathrooms, second floor, 134 m2 in total, 51 m2 of terraces, sea and pool views

Completion of the work is scheduled for July 2025.

NORTH Block:

2L €820,000, 3 bedrooms, 2 bathrooms, second floor, 84 m2 in total, 37 m2 terrace, views of the sea and La Gomera

2F €1,100,000, 3 bedrooms, 2 bathrooms, second floor, 86 m2 in total, 69 m2 terrace, views of the sea and La Gomera

3A €820,000, 3 bedrooms, 2 bathrooms, third floor, 84 m2 in total, 47 m2 of terraces, views of the sea and La Gomera

3B €790,000, 2 bedrooms, 2 bathrooms, third floor, 127 m2 in total, 42 m2 with 2 terraces, side views of the sea and La Gomera

3B €790,000, 2 bedrooms, 2 bathrooms, third floor, 127 m2 in total, 42 m2 with 2 terraces, side views of the sea and La Gomera

Completion of the work is scheduled for December 2024.

Community expenses €130 per month approximately, annual IBI tax €450 approximately.



