

# 3 Bedroom Townhouse - El Madroñal - Los Girasoles - 9866

Property type	<b>Townhouse</b>		
Location	<b>El Madroñal, Adeje</b>		
Complex	<b>Los Girasoles</b>		
Views	<b>Ocean view</b>		
Sale	<b>475 000 €</b>	Reference	<b>9866</b>
Built area	<b>226m<sup>2</sup></b>	Living area	<b>110m<sup>2</sup></b>
Terrace	<b>Yes</b>	Balcony	<b>Yes</b>
Parking	<b>Yes</b>	Kitchen	<b>Separate</b>
Bedrooms	<b>3</b>	Bathrooms	<b>3</b>
Furniture	<b>Fully</b>		

An elegant townhouse is offered for sale, located in one of the most sought-after and prestigious residential areas in the south of Tenerife, Costa Adeje, El Madroñal de Fañabé, within the secure and private complex Los Girasoles.

The total area of the property is 226 m<sup>2</sup>, of which 110 m<sup>2</sup> is living space. The house is distributed over two levels and stands out for its harmonious layout, spacious interiors, and terraces that create a sense of freedom and comfort.

Ground floor:

- Spacious entrance hall
- Bright living room, ideal for family evenings and gatherings with friends
- Dining area
- Separate kitchen
- Large terrace with a sunbathing/solarium area
- Rear terrace, perfect for relaxation and practical use
- Guest toilet

Upper floor:

- Three bedrooms with built-in wardrobes
- Two fully equipped bathrooms, one of them en suite
- Dedicated area for a home office or workspace
- Balcony with panoramic views of the Atlantic Ocean, the island of La Gomera, and other Canary Islands, offering unforgettable sunrises and sunsets

The price includes a private, fenced parking space, providing convenience and additional privacy.

The property is completely vacant and ready to move in, with no waiting times or restrictions.

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All documentation is in order, allowing for a fast, transparent, and smooth transaction. This property stands out on the market thanks to its excellent price-quality ratio, prestigious location, and generous size, making it a truly rare opportunity in Costa Adeje. The complex is located close to the Costa Adeje International School, supermarkets, shopping centers, and well-known leisure attractions such as Siam Park, Aqualand, and Siam Mall. The beaches of Fañabé and El Duque are just 2 km away. Contact us if you are looking for a spacious and comfortable home in a prime location at a truly attractive price.

Community fees: €45/month.

Property tax (IBI): €350/year.

Asten Realty reference number: 9866.



