



## 2 Bed Townhouse

Avd Kurt Conrad y Mayer, Los Girasoles, El Madroñal, Fañabe, Adeje, Spain



# €669,000

Ref: AAEP1814

 2  3  1  99 sq m  143 sq m

A fantastic and spacious townhouse property that used to be a three bedroom property but has been made in to a two bedroom property. It is located in the El Madroñal area of Fañabe in Adeje and is in a fantastic location being close to many amenities as well as good schools. It has plenty of outside space.

# Buying in Tenerife

## Why Buy in Tenerife?

Tenerife is the largest of the Canary Isles and is probably the most popular holiday resort. It offers a wide variety of **beautiful scenery, from sunny palm tree lined beaches to the lush green pine tree forests and the lunar landscapes of the volcanic area Las Cañadas of mount Teide which is the highest mountain in Spain.**

You can literally witness all of the four seasons in one day if you decide to explore the island properly. In winter for example, you can set off early from one of the islands many sunny resorts and travel through the clouds and mist of the pine forests before coming out above the clouds to clear blue skies and play in the snow on mount Teide and then drive back down to the coast to sunbathe again.

## The Property Market

The property market is always buoyant in the Canary Isles as it caters for everyone. It offers a wide range of properties **from rural country houses to holiday apartments, luxury villas, apartment complexes and typical canarian style cottages.** There are lots of quiet Spanish villages as well as busy tourist resorts with reasonably priced properties.

**Many people buy property in Tenerife for investment** purposes due to the high rental potential, whether it be long term for residential use or short-term holiday lets. If you are buying for rental purposes, you must make sure that the agent you are buying from informs you about the up to date letting laws.

**People also buy property in Tenerife as a second home and** spend their winter months away from the cold weather in their own country. People who choose to live in Tenerife in winter months are named “swallows” by the locals who liken them to the birds that migrate for the cold winter **months.**

## About Tenerife

There are many great quality golf courses on the island with apartments and villas surrounding them. Tenerife also offers a wide range of watersports and activities including scuba diving, windsurfing, kite surfing, boat trips and jet skiing. There are a multitude of outdoor activities like tennis, padel, bowls, hiking horse riding and cycling. Or you can just chill by the pool or go to one of the many sandy **beaches.**

The Canary Isles are easily accessible and are only a short flight away from the rest of Europe. If you are travelling from England for example, the flights are only around 4

hours long, which is nothing compared to other holiday destinations which offer winter sun. There is no need to put up with long-haul flights in order to achieve this..

**Tenerife is also easily accessible by ferry and many people** choose to drive and bring their car with them. This can be a nice way to spend time visiting different places on the journey to Tenerife as long as you take your time to enjoy **the scenery.**

## Use a professional estate agent

Whether you are buying an overseas property for personal use or as an investment, you are certain to be making a very good investment providing that you follow certain guidelines that we can provide you.

The whole process of buying and selling a property in Tenerife is quite simple and safe as long as you use a professional agent to help you. Many people will have heard of the so called “nightmares” when people have bought an **overseas property and maybe lost money in the process, but it could be that these people have possibly tried to cut corners and not used a professional agent or a legal advisor.**

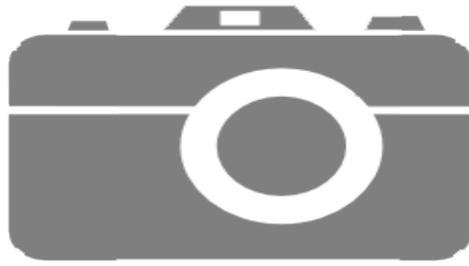
In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have met without going through the full legal process.

## Extra costs involved

**These costs can add up to about 10% of the purchase price** in total but the higher the price of the property, the percentage drops slightly due to the fixed fees involved. Stamp duty on buying a property is 6.5% which is quite a big addition to the price. Apart from this you will also have to pay the notary fees, land register fees and your legal **advisors fees. All these payments are normally made on the day of the signing of the escritura so you will need to have the funds in place.**

Make sure that you get a full breakdown of costs from your agent and legal advisor prior to completing the sale so that there are no surprises after the purchase has been made.

**You should keep all the receipts for all the costs incurred in** buying your property because these can be offset against any profit you may have when you eventually come to sell the property again in the future. This is something that your financial advisor will tell you about.



- A spacious townhouse property
- Fantastic location
- Close to many amenities
- On street parking
- Lots of outside space
- Room to build a pool
- Fully fitted large kitchen
- Plenty of wardrobe space

## Description

---

We are pleased to have been chosen to market this beautiful two bedroom townhouse for sale in the popular **"Los Girasoles"** development in **El Madroñal de Fañabé**.

Los Girasoles is a lovely small community of attractive homes, designed and constructed by a highly regarded local developer. The development is peaceful and friendly, landscaped with tropical planting and with secure entry. 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, a public sports, leisure and 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 immaculate home has been totally renewed to the highest standard with a re-imagined layout. Upon entering the property, the bright hallway leads to the large luminous lounge directly ahead, the kitchen and guest toilet are located to the right and the staircase to the left. The L-shaped kitchen is a contemporary design, with lovely mixed high-gloss dark wood effect base units and glazed cream wall cabinets and cream worktops. The entire frontage of the lounge is glazed, providing natural light in abundance throughout the day. There is more than enough space to accommodate the dining area in this room, and a wall opening to the kitchen creates a semi-open plan feel.

Upstairs there are two double bedrooms to the front of the property with access to the large upper balcony with extendable sun blinds, where the sea view and sunsets can be savoured. The larger of the two rooms, the master suite, also has a dressing area with fitted wardrobes and a sizeable en-suite bathroom with bath and walk in shower. An additional shower room and open plan office can also be found on this floor.

Externally, at ground level, the outdoor space is generous with a covered terrace/sun room for relaxing or dining which boasts newly installed sliding doors leading to a low maintenance garden with high quality artificial grass and established plants.

Now reduced! This property has many special features including air conditioning, alarm, Sonos music system throughout, fitted fly screens, LED lighting, sun blinds, secure off road parking and a convenient store room. In summary a must-see property being sold inclusive of the beautiful bespoke furniture, in a highly sought after complex in an equally desirable area

## Property Details

---

- **Property Type:** Townhouse
- **Location:** Avd Kurt Conrad y Mayer, Los Girasoles, El Madroñal, Fañabe, Adeje, Spain 38660
- **Internal Area:** 99 sq m
- **Land Area:** 143 sq m
- **Sale Price:** €669,000
- **Tax:** 417€ IBI
- **Condo Fee:** €52
- **Bedrooms:** 2
- **Bathrooms:** 3
- **Reception Rooms:** 1
- **EPC:** Pending

## Attributes

---

- **Reception Rooms:** Yes
- **Outside Space:** 143 meter terrace
- **Internal Area:** 99 sq m
- **Land Area:** 143 sq m
- **Floors:** Built over two floors
- **Condition:** Excellent condition
- **Heating:** No
- **Parking:** On street parking
- **Year Built:** 2008
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access
- **Tax:** 417€ IBI
- **Condo Fee:** €52

## Property Features

---

- A spacious townhouse property
- Fantastic location
- Close to many amenities
- On street parking
- Lots of outside space
- Room to build a pool
- Fully fitted large kitchen
- Plenty of wardrobe space
- Tastefully decorated
- Communal garden areas

Astliz estate agents is a family run business which have been based in Tenerife since 1984. We have many years of experience and offer a wide range of services to help both buyer's and seller's. Our aim is to take care of you throughout the whole process and make your buying or selling experience an enjoyable one.

**Please feel free to contact us regarding the information here and any other property related matters.**



**info@astliz.com**  
**(+34) 922 867000**

Avenida Quinto Centenario 48,  
Puerto de Santiago - 38683,  
Santiago del Teide,  
S/C de Tenerife



**www.astliz.com**