



1 Bed Apartment

Calle el Acebuche 3, El Madroñal, Adeje, Santa Cruz de Tenerife, Costa Adeje, Spain



€270,000

Ref: AAEP1914

 1  1  1  52sqm sq m  73sqm sq m

Spacious 1 bed apartment in sought after El Madroñal, with a fantastic 21sqm south facing terrace and direct access to the communal pool and gardens. Bright open-plan living, built in wardrobes and open views. Walking distance to shops, restaurants and amenities. Ideal as a home, holiday property or investment.

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.



- Apartment in a great location
- Spacious sunny terrace
- Large communal pool
- Furnished as seen in photos
- Well kept and run complex
- Private garage space
- Close to many amenities
- Very popular location

Description

Apartment with a Spacious Sunny Terrace in One of El Madroñal’s Most Desirable Locations

There are apartments that stand out for their size, and others for the way they make you feel. From the moment you step inside, this home offers a welcoming atmosphere and a surprising sense of space. Its open plan layout makes excellent use of every square metre, while the living area flows seamlessly onto a generous south facing terrace, creating a bright and comfortable home to enjoy throughout the year.

Located within the well-maintained Brisas del Mar residential complex in El Madroñal, Costa Adeje, this one bedroom apartment combines a peaceful residential setting with one of its most attractive features direct access from the private terrace to the communal swimming pool.

The open plan living and dining area is filled with natural light thanks to the large sliding doors leading onto the terrace. The kitchen is practical and well maintained, offering an excellent opportunity for modernisation if desired.

The spacious bedroom includes built in wardrobes and provides a quiet and comfortable retreat. The bathroom features

a walk-in shower and remains in good original condition.

One of the property's highlights is its 21sqm sunny terrace, providing ample space for outdoor dining, relaxing or simply enjoying Tenerife's exceptional climate. From here, you have direct access to the beautifully maintained communal gardens and swimming pool, allowing the outdoor areas to become a natural extension of the home. Thanks to the stepped design of the surrounding development, the apartment also benefits from open views that are expected to remain unobstructed.

Brisas del Mar is a well kept residential complex offering landscaped gardens, a communal swimming pool, lift access and a peaceful, friendly atmosphere, making it equally attractive as a permanent residence or a holiday home.

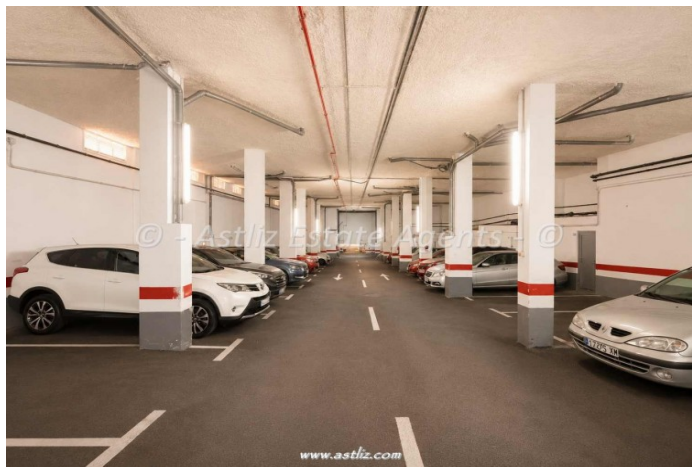
The location is another of its greatest strengths. El Madroñal is one of Costa Adeje's most sought-after residential areas, with supermarkets, cafés, restaurants, parks, schools, a bakery and everyday amenities all within walking distance. The X-Sur Shopping Centre is also nearby, while the TF-1 motorway provides quick access to the beaches, Costa Adeje and the rest of southern Tenerife.

An excellent opportunity for those looking for a well located apartment with a spacious sunny terrace, direct access to the swimming pool and the comfort of living in one of the most desirable residential areas in southern Tenerife.

Photo Gallery







Property Details

- **Property Type:** Apartment
- **Location:** Calle el Acebuche 3, El Madroñal, Adeje, Santa Cruz de Tenerife, Costa Adeje, Spain 38679
- **Internal Area:** 52sqm sq m
- **Land Area:** 73sqm sq m
- **Sale Price:** €270,000
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 21sqm
- **Internal Area:** 52sqm sq m
- **Land Area:** 73sqm sq m
- **Floors:** built over one floor
- **Condition:** Excellent condition
- **Parking:** Garage
- **Year Built:** 2006
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access

Property Features

- Apartment in a great location
- Spacious sunny terrace
- Large communal pool
- Furnished as seen in photos
- Well kept and run complex
- Private garage space
- Close to many amenities
- Very popular location
- On major bus routes
- A short distance to the beach

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.



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