

Adeje  
Reference 107932



PORTA TENERIFE®

Your home. Our passion.

## Magnificent semi-detached house in a privileged area of Adeje

constructed area: 270 m<sup>2</sup>

energy certificate: f

plot area: 269 m<sup>2</sup>

bedrooms: 5

bathrooms: 2

sea view: -

**price: € 620,000.-**



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### Details:

We are pleased to offer you this unique opportunity to purchase an exclusive 3-storey town-house in the prestigious area of El Galeon, Adeje. It is part-furnished and offers the perfect combination of luxury and comfort.

On the ground floor is a spacious living/dining area, an openly-designed, fully-equipped kitchen, guest WC, and large terraces which are perfectly equipped for outdoor living with awnings and artificial grass.

Housed on the first floor are 4 bedrooms and 2 bathrooms, including the master suite with a spacious private balcony- the ideal place to enjoy relaxing moments.

The private, 2-car garage also houses a soundproof studio perfect for use by musicians, but could also be converted into a home cinema room if preferred. There is also a laundry room and an additional area currently used for storage.

Pleasant, year-round interior temperatures are assured by sun-protection windows and air conditioning in the living room and 3 of the bedrooms.

As a further valuable feature this exceptional property also has a valid touristic rental license with an income potential of up to 30,000 € per year, making it an attractive investment for use both as a holiday home, a permanent domicile, or as a rental investment.

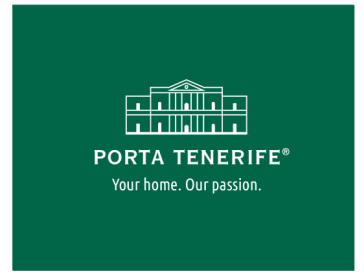
With its easy walking distance to the Outlet Galeon shopping centre, schools, supermarkets, medical centres, gyms, and sports and leisure facilities, this townhouse guarantees a fulfilling and active life.

The community also has a communal pool, ideal for enjoying the enviable climate of the area.

Please do not hesitate to contact us for further information on this excellent property.

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## Location & surrounding area:

Adeje includes numerous popular settlements on the southwest coast of Tenerife, which are known in their entirety and together with the local coastline as Costa Adeje. Under the protection of the volcano Teide, which opposes the trade winds mostly coming from the northeast, the climate is very sunny and the sunsets are even more impressive with the neighbouring island of La Gomera in the background.

On this coast, there are many beaches with the best opportunities for swimming or water sports, from Playa del Duque, Playa de Fañabe, Playa de Torviscas, Playa del Bobo, Playa de las Cuevitas and Playa de Troya up to Playa de las Américas. The marina of Puerto Colón is also a starting point for trips to whale watching, the cliffs of Los Gigantes (max. height 638 meters) and Masca Gorge. Not far from the beaches nestled harmoniously into the landscape, is the 27-hole golf course Golf Costa Adeje, on which to the viewer admires - directly adjacent to the green of the course - the deep blue sea with La Gomera in the background.

The Costa Adeje has excellent infrastructure, various shops, restaurants and a lot of special attractions like the Aqualand and Siam Park. This will benefit owners of the many apartments, houses and villas in the region, but also the community Adeje, which presents itself in bright colours with its beautiful old church, town hall, elegant Canarian wooden balconies and around his cozy Plaza. Other cultural attractions invite you to a contemplative walk through Adeje, such as the cultural center or the large statues of Beethoven and the Guanche-King "El Gran Tinerfe".



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Large patio



Community pool



Living area



Living area



Direct access to the patio

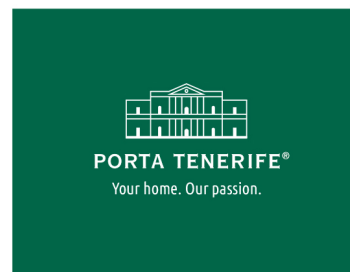


Modern kitchen

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Kitchen



Staircase



One of 5 bedrooms



Bedroom



Modern bathrooms



There are a total of 2 bathrooms

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Playground



Community pool

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