

## Los Menores

Reference 108103



## Semi-detached house with sea views and large terrace in Los Menores, Adeje

constructed area:	135 m <sup>2</sup>	energy certificate:	e
plot area:	198 m <sup>2</sup>		
bedrooms:	2		
bathrooms:	1		
sea view:	✓	price:	€ 355,000.-



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### Details:

Investment Opportunity in Adeje: Renovated Townhouse with great potential

We present this unique property located in the quiet area of Los Menores, in Adeje, an excellent opportunity both for permanent residence and investment. Thanks to its recent reform of modern and functional style, the house is in perfect condition, ready to move in or to make it profitable from the first moment.

The property stands out for its cozy and well distributed interior spaces. It has a bright open concept living-dining room that integrates harmoniously with a fully equipped kitchen, designed to offer comfort and practicality in the day to day. It also has 2 large double bedrooms, ideal both for families and for receiving guests, offering comfort and privacy.

One of the great attractions of this house is its impressive roof terrace of 117 sqm, a unique space where you can enjoy panoramic sea and mountain views. This outdoor space offers multiple possibilities: chill-out area, solarium, outdoor dining or even the installation of jacuzzi, becoming a true private oasis.

As for the extras, the property has a separate entrance, which provides greater privacy, as well as a garden that adds a natural and pleasant touch to the environment. It also has a closed garage and a practical covered parking area, providing comfort and security.

Strategically located in a quiet area of Adeje, this house perfectly combines the serenity of the mountain with the proximity to the main urban centers and the beaches of southern Tenerife. Its location allows you to enjoy a relaxed environment without giving up all the services and amenities.

The property is delivered semi-furnished, which further facilitates its immediate use, either as a permanent residence or as an investment.

A unique opportunity if you are looking for quality of life, profitability and a privileged location.

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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 neighboring 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 Cuevi-tas 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, numerous 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 colors 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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Terrace



Terrace



Terrace



Terrace



Living area



Living area

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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Dining area



Kitchen



Kitchen



Bedroom



Bathroom



Bathroom

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Floor