

## Fantastic New Development in a Desirable Location



**Reference:** 8187  
**Area/Town:** El Madroñal  
**Complex:** Atlantic Homes  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €750,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Internal (m2):** 80 m<sup>2</sup>
- **Terrace (m2):** 37 m<sup>2</sup>

- **Community:** Children's Pool, Gated Complex, Heated Outdoor Pool, Lift
- **Decor:** Fitted Wardrobes, Luxury Fittings, Modern Style, Spacious Accommodation
- **Exterior:** Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Garden, Mountains, Pool, Sea
- **Additional:** One Level, Pre-Installed Air Conditioning

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Clear Blue Skies Group SL are pleased to introduce this selection of pre-construction apartments in El Madroñal, Costa Adeje to the Tenerife property market.

El Madroñal de Fañabé is the extremely desirable level area, just over the TF1 motorway from the beaches, shopping malls, bars and restaurants of Fañabé and Costa Adeje, all of which are within fifteen to twenty minutes walk away. Playa de las Americas and Los Cristianos are a five minute drive away and the Tenerife South airport is about twenty minutes by car. In addition to the aforementioned facilities, there is a fantastic municipal park and sports facility, a tennis club, a health spa and many more high quality small businesses in El Madroñal de Fañabé plus within five minutes' walk, you can find the Gran Sur Shopping and Cinema Mall, with shops, eateries, supermarket and multi-screen cinema. This area really does have it all!

This fantastic new development named Atlantic Homes will be offered in two phases and promises to be an attractive development of 1,2 and 3 bedroom apartments, 67 properties in total set over three floors and centred around a beautiful heated pool and sun tropical gardens. Each apartment will include allocated parking in the subterranean communal garage and a private storeroom. Construction is underway and phase one is due for completion in January 2025 with phase two following in Autumn 2025

These three bedroom properties have been thoughtfully configured to make the most of the light and the views in the main living spaces. The large lounge / kitchen / dining room and all bedrooms have been positioned at the front of the property ensuring they are bright and enjoy direct access onto the private balconies or terraces overlooking the pool, gardens, mountains or out to sea, depending upon position. The kitchen will be of a clean, contemporary design, featuring Bosch or equivalent quality appliances and compact quartz worktops and the properties will also benefit from a separate utility room. The master bedroom will have fitted wardrobes and an en-suite shower room with rainwater showerhead, while the second bedroom also has fitted wardrobes. There will be one further bedroom with an adjacent separate bathroom.

Reserve your ideal apartment in Atlantic Homes now with just a 1% deposit, followed by stage payments during the build and the final balance payable upon completion in 2025.

These properties will not be on the market long, please don't miss this opportunity to purchase on this desirable development, contact Clear Blue Skies Group SL's friendly Fañabé Plaza office today for further information.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.

