

## Under Construction Lovely Three Bedroom Townhouse



**Reference:** 8384

**Locality:** San Miguel de Abona

**Complex:** Residencial Mercedes

**Type:** House (Townhouse)

**Status:** For Sale

**Price:** €388,500

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Guest Toilets:** 1
- **Internal (m2):** 111 m<sup>2</sup>
- **Terrace (m2):** 48 m<sup>2</sup>

- **Decor:** Fitted Wardrobes, Newly Built
- **Exterior:** Private terrace, Roof Terrace
- **Location:** Conveniently Situated Schools, Near Amenities, Quiet Location, Residential Location
- **Rooms:** En Suite Bathroom, Storeroom, Utility Room
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Ideal Family Home, Water Filter

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Clear Blue Skies Group SL is pleased to offer this wonderful opportunity to purchase a brand new three bedroom townhouse in the traditional town of San Miguel de Abona in the south of Tenerife.

San Miguel de Abona is a thriving cosmopolitan town and has a whole host of local amenities such as schools, doctors, cafes and restaurants and enjoys a traditionally Canarian feel. It offers good public transport links and is only a fifteen minute drive to the Tenerife South airport with the nearest coastal resorts being Golf del Sur and Amarilla Golf, resort towns in their own right, built around their championship golf courses. The main TF1 motorway is only 10 minutes' drive away, which means the major south coast resorts of Los Cristianos, Playa de las Americas, and Costa Adeje are only around 20 minutes drive away.

This house is currently under construction and is located in the top area of San Miguel town and only five minutes by car to the centre, with all the bars, restaurants, shops and amenities you would expect to find in a busy town.

In a quiet area and enjoying coastal and mountain views, this lovely townhouse has a living area of 111m<sup>2</sup> spread over two floors plus a roof terrace. The ground floor comprises of an entrance hall, living room, fitted and equipped independent kitchen with Silestone or Granite worktops, utility room and a guest toilet. Upstairs there are three bedrooms, two of which have Juliette balconies and all of the bedrooms feature fitted wardrobes. The master bedroom has an en suite bathroom, and a double bedroom and single bedroom share the family bathroom. Internal stairs take you up to the roof terrace where there will be a handy storage room and private terrace for sunbathing and enjoying the views.

Externally there is off road parking for two vehicles although there is ample street parking (48m<sup>2</sup>) so it could be utilised as a terrace if required. This lovely townhouse has many features including air conditioning and the is a water filter system also included.

In summary, this splendid townhouse will make a lovely family home, close to schools and amenities so Clear Blue Skies Group SL highly recommend viewing. Please contact our friendly Fañabé office for further information or to arrange an accompanied site visit.

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.

