

## Off Plan Opportunity to Purchase a Stunning Home by the Sea



**Reference:** 8550  
**Locality:** El Medano  
**Complex:** Residencial Medano House  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €522,425  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Plot (m2):** 184 m<sup>2</sup>
- **Internal (m2):** 123 m<sup>2</sup>
- **Terrace (m2):** 112 m<sup>2</sup>
- **Floor level:** 2

- **Decor:** Built to High Standards, Fitted Wardrobes, Jacuzzi, Luxury Fittings, Modern Style, Newly Built
- **Exterior:** Balcony, Garden, Parking, Terrace
- **Location:** Conveniently Situated Schools, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Potential:** Space For Pool
- **Rooms:** American Kitchen/Kitchenette, En Suite Shower Room, Lounge, Shower Room
- **Views:** Partial Sea
- **Additional:** Many Special Features, Oven

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Clear Blue Skies is thrilled to have been chosen as one of the select few estate agents to promote this incredible new development in the La Pelada area of El Médano in the south of Tenerife. Residential Médano House is a fantastic off plan opportunity consisting of 22 three bedroom homes, due for completion at the end of 2025 and located in a great position, less than 150 metres from the sea.

The seafront town of El Médano in the municipality of Granadilla de Abona, is located close to the Tenerife South airport and the TF1 motorway and has always been popular with locals and residents, however it has become increasingly popular with visitors and holiday home owners in recent years, especially amongst those seeking a more authentic Canarian lifestyle. This picturesque seaside town has managed to preserve its original charm away from the hustle and bustle of the crowds and here you can enjoy it's authentic local lifestyle and it's relaxed atmosphere with its small shops, restaurants and bars offering delicious local dishes at local prices. The beach of Playa El Médano is famous for its golden sand and crystal-clear waters, perfect for sunbathing and relaxing. At 2km long, Playa El Médano is Tenerife's longest beach and a popular destination for water sports enthusiasts such as wind-surfers and kite-surfers.

This exciting project is presented by a well-respected developer and will offer twenty-two homes, all distributed over two floors comprising of three bedrooms and three bathrooms, constructed and finished using high quality materials. The homes will be energy efficient and sustainable with double glazing installed and an aerothermal water heating system, in addition they will come with pre-installation for solar panels and electric car charging point.

On the ground floor you will find an open plan fitted kitchen with white high gloss units, Silestone worktops and central island seating, a spacious lounge, double bedroom with fitted wardrobes and a shower room. On the upper level there are two further bedrooms, one with access to a terrace, both with fitted wardrobes and en-suite shower room. Externally there will be a two car carport, a terrace and a garden with jacuzzi.

In summary, this unique project is ideally located in a desirable location close to the sea, would make an ideal family home close to schools and amenities, or a wonderful holiday home.

Prices start from 522,425€ + IGIC Please contact Clear Blue Skies at our friendly offices in Fañabé Plaza to register your interest and obtain more 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.

