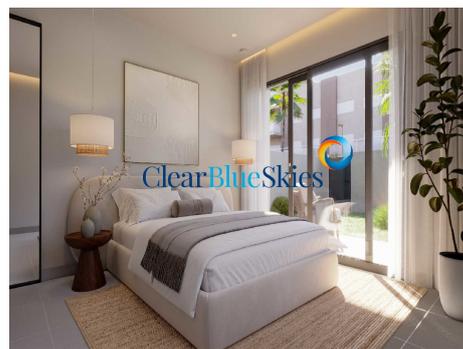


ClearBlueSkies

Brand New Three Bedroom Villas in Popular Golf Resort



Reference: 8811
Area/Town: Amarilla Golf
Complex: Marina Golf Tenerife
Type: House (Villa)
Status: For Sale
Price: €1,153,127
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Internal (m2):** 256 m²
- **Terrace (m2):** 301 m²
- **Year Constructed:** 2025
- **Floor level:** 3

- **Decor:** Built to High Standards, Fitted Wardrobes, Modern Style, Newly Built, Stylish Accommodation
- **Exterior:** Garden, Private terrace, Roof Terrace
- **Location:** Conveniently Situated For Golf
- **Rooms:** American Kitchen/Kitchenette
- **Views:** Golf, Mountains
- **Additional:** Oven, Pre-Installed Air Conditioning

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Clear Blue Skies is honoured to have been selected as one of the few collaboration agents for the sale of the exciting development called Marina Golf Tenerife being promoted by a well known and well respected construction company from the south of Tenerife.

Amarilla Golf is a quiet location, just a short drive from the Tenerife South airport. It is centred around the 18 hole, sea front golf course with golf school, pro shop and terrace bar whilst the resort has a number of local cafes and restaurants as well as the prestigious San Miguel marina. Connected to Amarilla Golf is the adjacent Golf del Sur resort with it's own selection of amenities.

Marina Golf Tenerife is an ambitious development being constructed over various plots of land towards the rear of the Amarilla Golf resort. This exciting project will be divided into various phases and includes properties of various styles including detached homes, townhouses and apartments. One of the early phases in the construction will be Residencial El Drago, a small development of 10 exclusive detached three bedroom villas.

These stylish homes will all offer parking for two vehicles, some with large garages at basement level and some with off-road carports. Internally the living area will be developed over two levels plus a private roof terrace accessed by internal stair. Each home will have its own independent street entrance and at ground floor level, a double bedroom, full bathroom and the main living space. This area will incorporate an ample living-dining area and a stylish open plan kitchen which will come fully fitted and equipped with good quality units, Silestone worktops and oven, hob and extractor already installed. There are a number of kitchen colour options available to choose from, meaning that this area can be somewhat personalised to your taste. From this level you can find the main terrace and garden areas with all of the houses enjoying over 200m² of private garden and all with a small private swimming pool already installed although this could be changed to a jacuzzi as per your preference. The upper levels will all feature two double bedrooms with built in wardrobes finished with quality white carpentry and each with en-suite bathroom, again with a choice of colours available, and each with access to an upper terrace which will make a great spot for a relaxing evening cocktail. From this level the internal stair will lead to the private roof terrace perfect for sunbathing.

The properties will all have pre-installation for air-conditioning and construction is commencing shortly and will last for around 24 months with a convenient stage payment plan being on offer for early buyers. This is a great opportunity to reserve a stylish and spacious new build property in an expanding area which is the current focus of a lot of quality developments, and which would make a great place for holidaying or for year-round living. For further information, to view individual plans and to schedule your visit to the forthcoming show house, please contact Clear Blue Skies at your earliest convenience.

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.

