AVYRA GROUP

RESIDENTIAL INVESTMENT OPPORTUNITY

TENERIFE · CANARY ISLANDS · SPAIN

11 EXCLUSIVE RESIDENCES





THE INVESTMENT OPPORTUNITY

AVYRA GROUP presents a residential investment opportunity comprising 11 individual residences in Tenerife, Canary Islands.

The development combines private homes with generous outdoor spaces and shared amenities, giving investors the flexibility to acquire a selected portfolio of units or the entire residential portfolio.

Arranged across several levels, the residences feature private garages, terraces and outdoor living spaces. The development also includes shared leisure areas with swimming pools and sun terraces.

PROJECT AT A GLANCE

11	2,020.45 m^2	1,750.28 m^2	2
PRIVATE RESIDENCES	TOTAL BUILT AREA	TOTAL USABLE AREA	ACQUISITION STRATEGIES

OPTION A

MULTI-UNIT ACQUISITION

Acquisition of a selected portfolio

OPTION B

FULL DEVELOPMENT ACQUISITION

Acquisition of the entire residential portfolio

A flexible residential asset positioned for long-term value creation in Tenerife.



PRIME LOCATION
IN SOUTHERN TENERIFE

- **EL MÉDANO**
  Vibrant coastal living
- **ATLANTIC OCEAN**
  Beaches, water sports and year-round sunshine
- **TENERIFE SOUTH AIRPORT**
  International connections
- **LA TEJITA**
  Natural beach and protected surroundings
- **MONTAÑA ROJA**
  Hiking trails and breathtaking views
- **LOS ABRIGOS**
  Charming fishing village and harbour
- **COSTA ADEJE**
  Premium amenities, shopping and leisure



OFFICIAL SITE PLAN · 1:1000

SITE PLAN AND LOCATION

AERIAL LOCATION

Plot outlined in black · Scale 1:1000





THE DEVELOPMENT

11 PRIVATE RESIDENCES
A COMPLETE RESIDENTIAL ASSET

A carefully planned collection of eleven individual residences, conceived as a cohesive residential development with private outdoor spaces and shared leisure areas.

- **11 PRIVATE RESIDENCES**
- **PRIVATE GARAGES AND OUTDOOR SPACES**
- **ROOFTOP: SUN TERRACE AND JACUZZI**
- **SHARED POOL AND LEISURE AREAS**

INDIVIDUALLY DESIGNED.
COLLECTIVELY POSITIONED AS
ONE INVESTMENT OPPORTUNITY.



ARCHITECTURE AND LIFESTYLE

CONTEMPORARY LIVING BY THE ATLANTIC

Designed around Tenerife's outdoor lifestyle, each residence combines contemporary architecture with spacious terraces, private outdoor areas and seamless indoor-outdoor living.

- **PRIVATE OUTDOOR LIVING**
  Terraces · Sun terrace · Jacuzzi
- **CONTEMPORARY DESIGN**
  Light · Space · Mediterranean character
- **RESIDENTIAL EXPERIENCE**
  Privacy · Comfort · Year-round living

DESIGNED FOR LIVING.
POSITIONED TO PERFORM.



PRIVATE LIVING ON THE ROOFTOP

YOUR OWN ROOFTOP RETREAT

Enjoy the privilege of your own rooftop retreat. Each residence features a private sun terrace with a jacuzzi, designed for relaxing, sunbathing and enjoying unforgettable sunsets over the Atlantic.

- **PRIVATE SUN TERRACE**
  Sun deck · Jacuzzi · Sunset views
- **EXCLUSIVE OPEN SPACES**
  Privacy · Views · Natural light
- **OUTDOOR LIFESTYLE**
  Relax · Unwind · Enjoy the climate

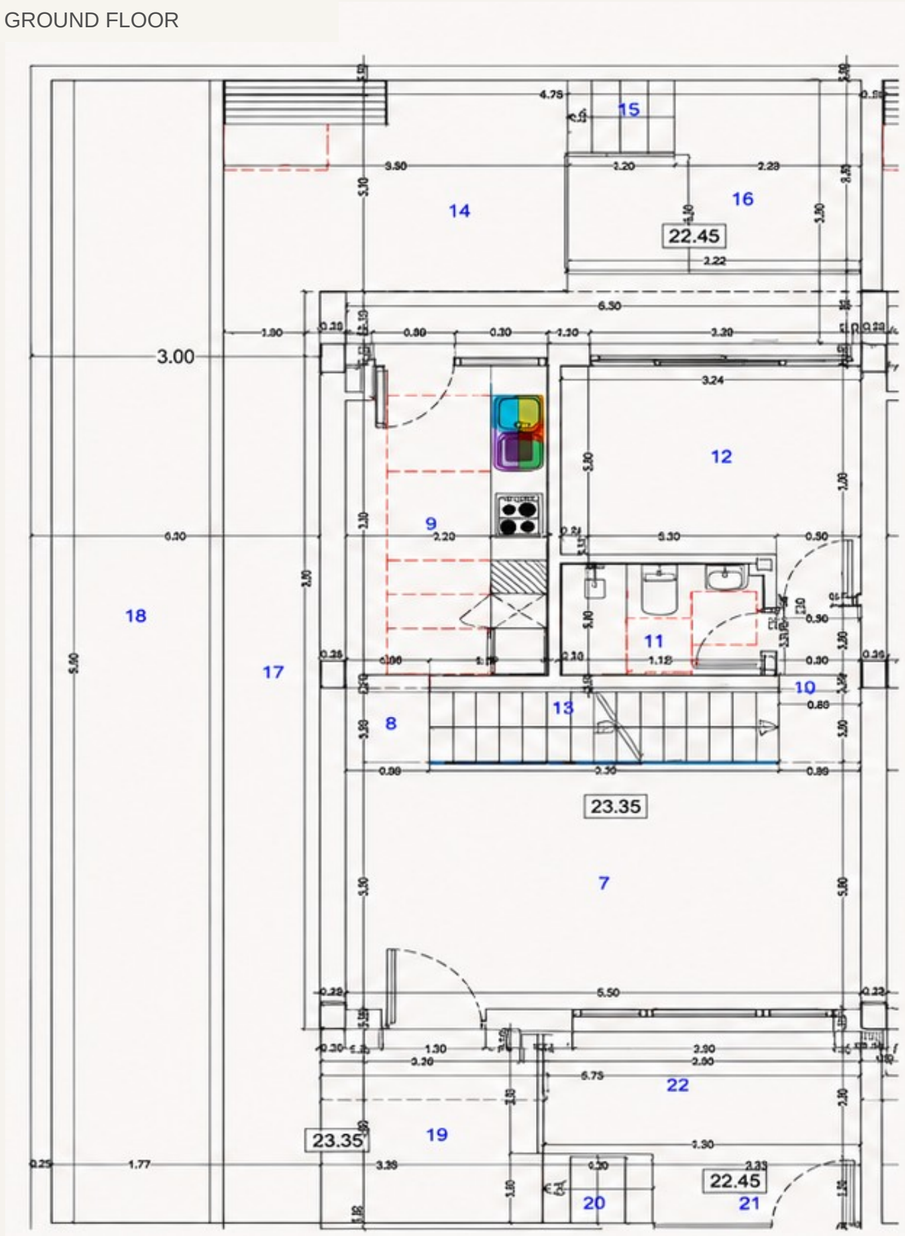
DESIGNED FOR LIVING.
POSITIONED TO PERFORM.

GROUND FLOOR PRIVATE LIVING

OPEN-PLAN LIVING · PRIVATE GARDEN · EN-SUITE BEDROOM

7	LIVING / DINING	18.15 m²
8	HALLWAY	1.00 m²
9	KITCHEN	8.55 m²
10	HALLWAY	1.84 m²
11	BATHROOM 1	3.11 m²
12	BEDROOM 1	8.61 m²
13	STAIRS	3.37 m²
14	TERRACE	14.72 m²
15	STAIRS	1.20 m²
16	GARDEN	6.82 m²
17	CORRIDOR	9.81 m²
18	GARDEN	27.32 m²
19	PORCH	9.52 m²
20	STAIRS	1.20 m²
21	ENTRANCE HALL	2.22 m²
22	TERRACE	6.13 m²

GROUND FLOOR



- **OPEN-PLAN LIVING ROOM**
  Bright and functional
- **INTEGRATED KITCHEN**
  Modern and efficient
- **EN-SUITE BEDROOM**
  Private and inviting
- **FULL BATHROOM**
  Quality finishes
- **SPACIOUS TERRACES**
  Outdoor comfort
- **PRIVATE GARDEN**
  Green and relaxing

TOTAL USABLE AREA (INTERIOR)	**44.63 m²**
TOTAL BUILT AREA	**53.81 m²**

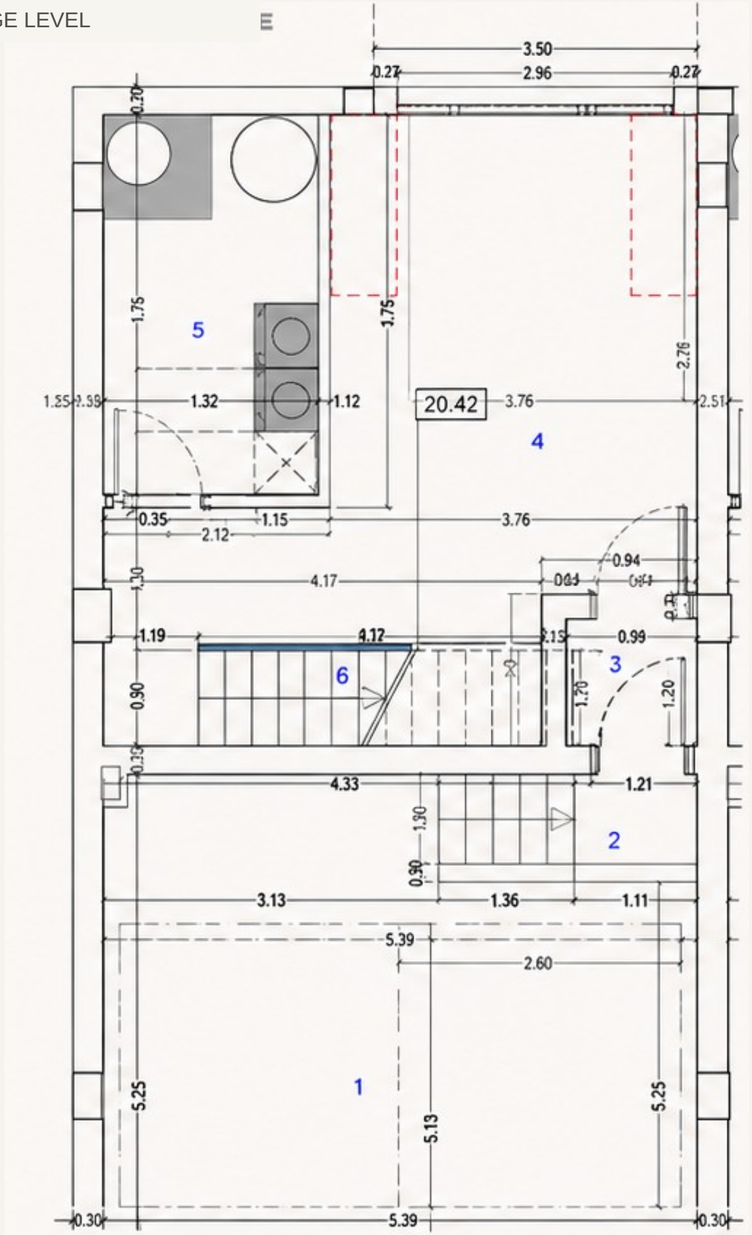
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GARAGE LEVEL

SECURE PARKING · STORAGE · FUNCTIONAL LAYOUT

1	GARAGE	31.78 m²
2	STAIRS	2.14 m²
3	LOBBY	1.44 m²
4	STORAGE ROOM	19.92 m²
5	UTILITY AREA	7.20 m²
6	STAIRS	2.88 m²
TOTAL USABLE AREA		**65.36 m²**
TOTAL BUILT AREA		**75.41 m²**

GARAGE LEVEL



- **PRIVATE GARAGE**
  Secure and spacious
- **STORAGE ROOM**
  Additional space
- **INTERNAL ACCESS**
  Direct connection
- **LAUNDRY AREA**
  Functional and practical
- **SECURE AND CONVENIENT**
  Designed for everyday living

DESIGNED FOR LIVING.
POSITIONED TO PERFORM.

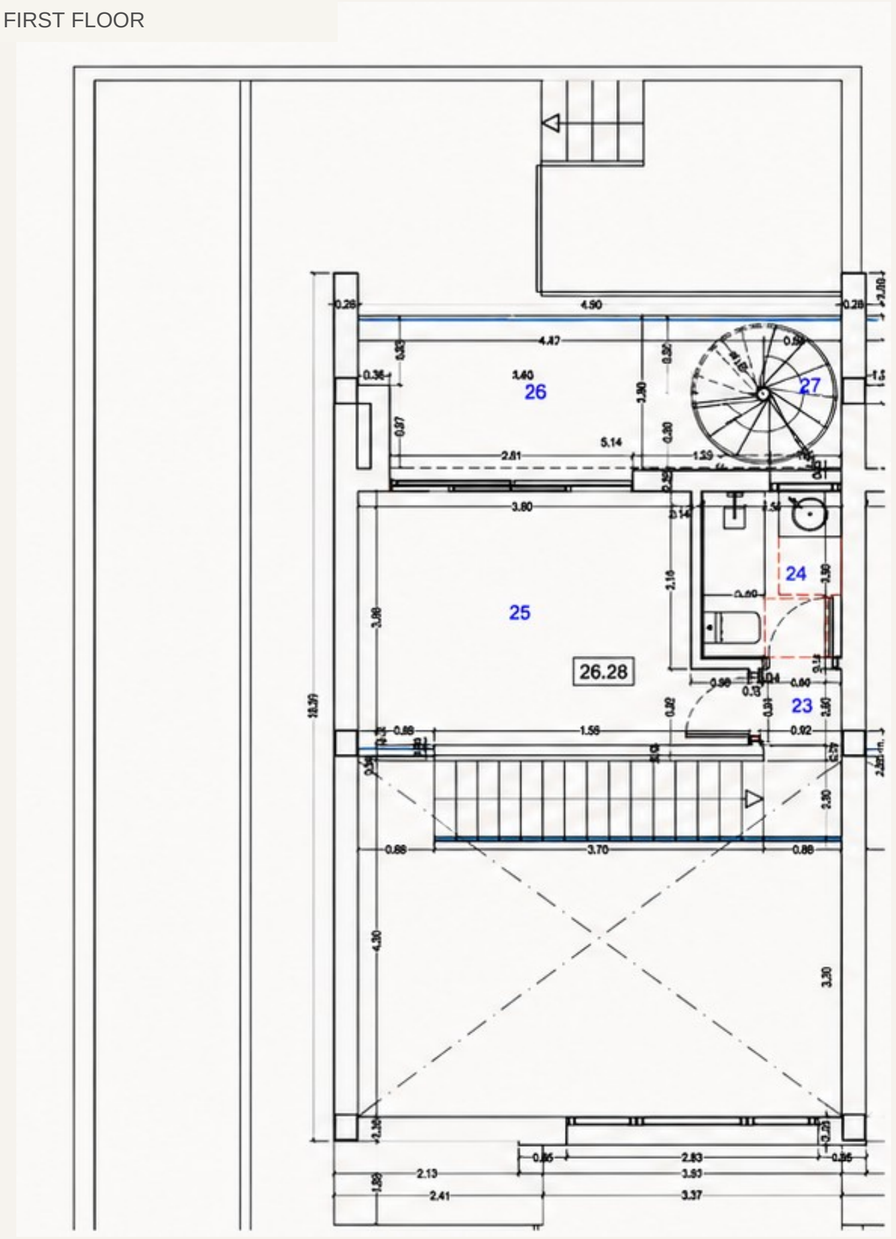
FIRST FLOOR

PRIVATE LEVEL · COMFORT · REST AND FUNCTIONALITY

23	HALLWAY	1.01 m²
24	BATHROOM 2	3.12 m²
25	BEDROOM 2	12.28 m²
26	TERRACE	8.21 m²
27	STAIRS	1.49 m²

TOTAL USABLE AREA	**16.41 m²**
TOTAL BUILT AREA	**20.72 m²**

FIRST FLOOR



- **PRIVATE BEDROOM**
  Comfort and privacy
- **FULL BATHROOM**
  Comfort and privacy
- **PRIVATE TERRACE**
  Outdoor relaxation
- **INTERNAL ACCESS**
  Functional connection
- **A QUIET, PRIVATE LEVEL**
  Rest and wellbeing

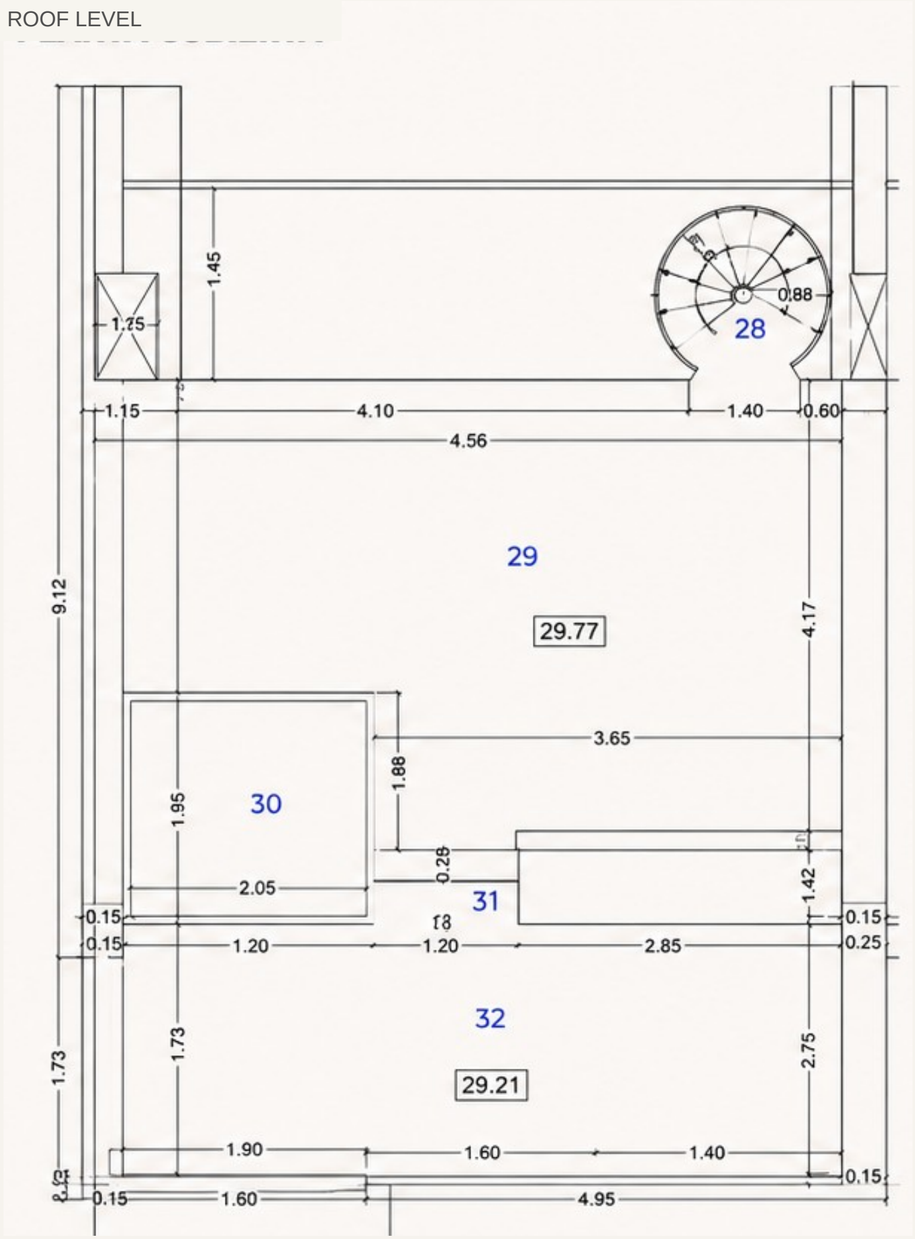
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ROOF LEVEL

PRIVATE ROOFTOP · SUN TERRACE · FUNCTIONAL SPACES

28	STAIRS	2.01 m²
29	SUN TERRACE	22.21 m²
30	ROOFTOP	4.00 m²
31	STAIRS	0.60 m²
32	ROOFTOP	15.02 m²
TOTAL USABLE AREA		**43.84 m²**
TOTAL BUILT AREA		**43.84 m²**

ROOF LEVEL



- **PRIVATE SUN TERRACE**
  Sunshine and relaxation
- **OPEN ROOFTOP**
  Natural light and views
- **SERVICE ROOFTOP**
  Additional functional space
- **INTERNAL ACCESS**
  Direct connection
- **PRIVATE AND EXCLUSIVE**
  Privacy and wellbeing

DESIGNED FOR LIVING.
POSITIONED TO PERFORM.



INTERIORS AND LIFESTYLE

CONTEMPORARY

MEDITERRANEAN LIVING

Open spaces · Natural light · Seamless indoor-outdoor connection

- **OPEN-PLAN LIVING ROOM**
  Bright and spacious
- **CONTEMPORARY FINISHES**
  Elegant and timeless
- **SEAMLESS INDOOR-OUTDOOR LIVING**
  Designed for living in Tenerife

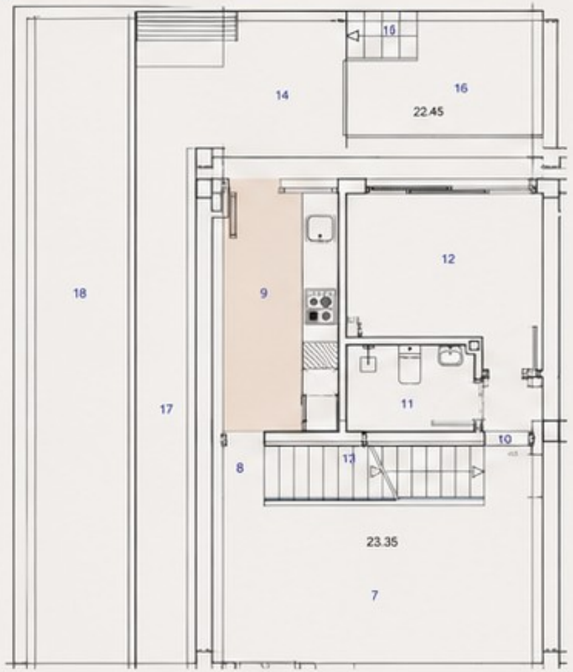
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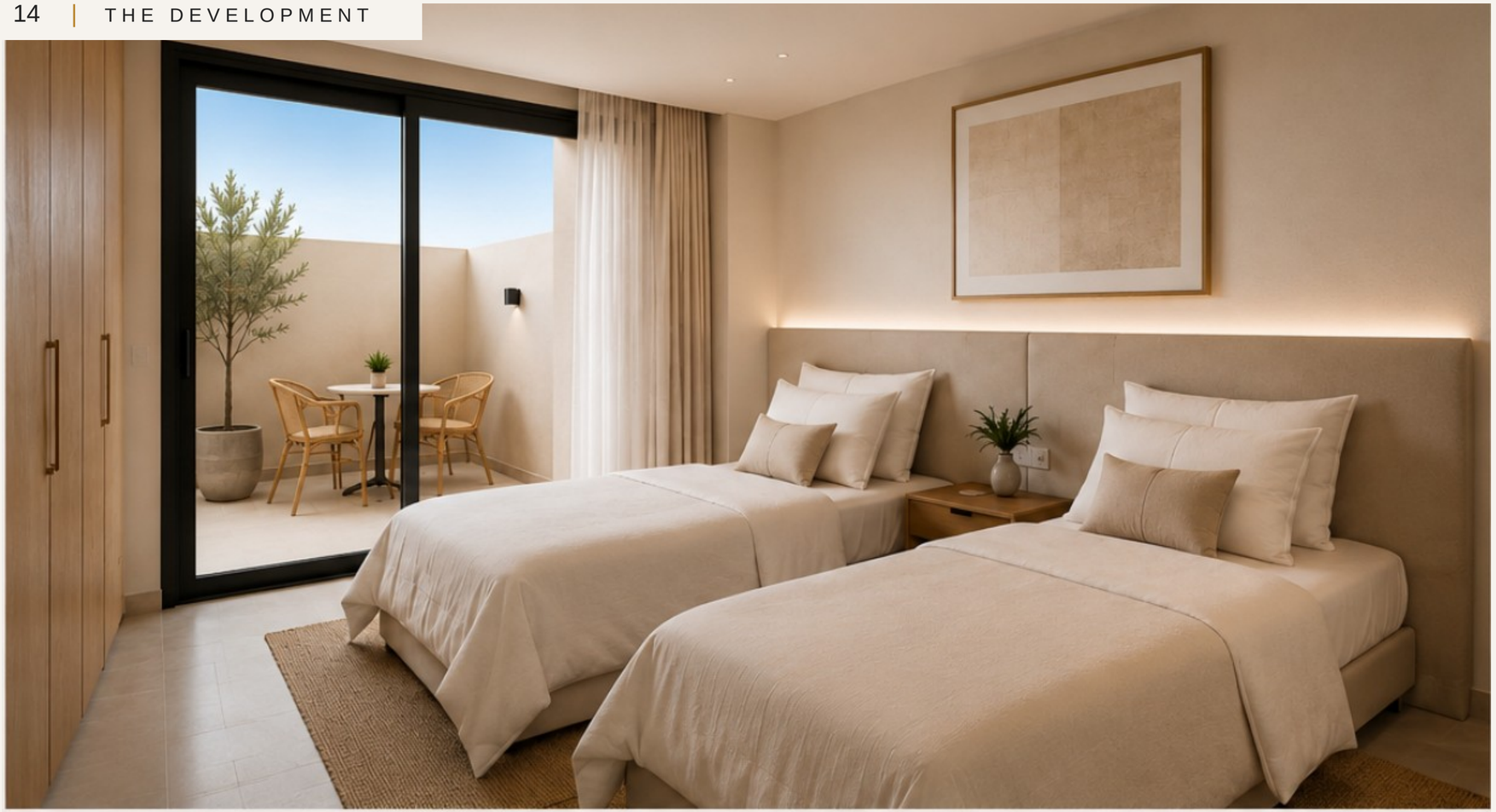
KITCHEN

GROUND FLOOR - SPACE 9

A linear kitchen integrated into the space, with a minimalist design and matt white finishes for greater brightness and a sense of spaciousness.













SECOND BEDROOM PRIVATE TERRACE

COMFORT. PRIVACY. TRANQUILLITY.

A bright second bedroom with direct access to a private terrace. Designed for comfort and privacy.

- **COMFORTABLE**
  Two single beds
- **PRIVATE TERRACE**
  Perfect for relaxing
- **NATURAL FINISHES**
  Warm and timeless
- **NATURAL LIGHT**
  Bright and welcoming
- **AMBIENT LIGHTING**
  Soft, warm and relaxing









PRIMARY SUITE

COMFORT. PRIVACY.
TRANQUILLITY.

A peaceful primary suite with direct access to a private terrace. Designed for rest and wellbeing.

- **SPACIOUS AND PEACEFUL**
  Designed for restful sleep
- **NATURAL FINISHES**
  Warm, soft and timeless
- **NATURAL LIGHT**
  Connection to the private terrace
- **AMBIENT LIGHTING**
  Soft, warm and relaxing



EL MÉDANO

TENERIFE

A unique coastal location in southern Tenerife. Authentic, relaxed and vibrant all year round. The perfect balance of nature, comfort and connectivity.



NATURAL BEAUTY

Volcanoes, beaches and breathtaking landscapes.



ACTIVE LIFESTYLE

Surfing, kitesurfing, wind and sunshine over 300 days a year.



VIBRANT COMMUNITY

International atmosphere with charm and local culture.



YEAR-ROUND APPEAL

An ideal climate for living, investing or holiday rentals.

EXCELLENT CONNECTIVITY

Tenerife South Airport (TFS)	**10 min**
TF-1 motorway access	**5 min**
La Tejita Beach	**5 min**
El Médano surf spot	**2 min**
Supermarkets and amenities	**3–5 min**
Restaurants and cafés	**2–5 min**



ELEVATIONS AND SECTIONS

FOUR LEVELS OF PRIVATE LIVING

The residences extend across several levels: garage level, ground floor, first floor and roof level with a private sun terrace.





THE RESIDENCES

11 PRIVATE HOMES · AREAS IN SQUARE METRES

RESIDENCE	INTERIOR USABLE AREA	OUTDOOR AREAS	BUILT AREA
RESIDENCE 1	116.40	100.46	140.13
RESIDENCE 2	116.40	87.45	136.76
RESIDENCE 3	116.40	87.45	136.76
RESIDENCE 4	116.40	87.45	136.76
RESIDENCE 5	116.40	87.72	137.78
RESIDENCE 6	132.68	88.96	158.72
RESIDENCE 7	132.68	88.18	154.26
RESIDENCE 8	132.68	88.18	154.26
RESIDENCE 9	132.68	88.18	154.26
RESIDENCE 10	126.40	88.18	146.58
RESIDENCE 11	126.40	132.48	149.94

Areas according to the architectural project. Interior and built areas refer to the garage, ground and first floors. Outdoor areas include terraces, gardens, porches and the private roof sun terrace.

Each residence extends across a garage level, ground floor, first floor and a roof level with a private sun terrace and jacuzzi.

DESIGNED FOR LIVING.
POSITIONED TO PERFORM.



INVESTMENT OPPORTUNITY

A UNIQUE DEVELOPMENT IN EL MÉDANO

An exclusive collection of 11 contemporary residences designed for modern living. Private terraces, rooftop sun terraces with jacuzzis and a prime location just steps from the ocean.

- **PRIME LOCATION**
  El Médano, southern Tenerife
- **OCEAN LIFESTYLE**
  Beaches, nature and outdoor living
- **CONTEMPORARY ARCHITECTURE**
  Modern design and quality finishes
- **OUTDOOR LIVING**
  Private terraces, sun terraces and jacuzzis
- **EXCELLENT INVESTMENT**
  High-demand area with strong growth potential

TWO WAYS TO INVEST

INDIVIDUAL RESIDENCE FROM

EUR 890,000

COMPLETE DEVELOPMENT · FULL ACQUISITION

EUR 10,500,000

Images are illustrative renderings and are not contractual. Areas, finishes, prices and availability are indicative and subject to change without prior notice. This document does not constitute a binding offer.



AVYRA

INVESTOR • DEVELOPMENTS

SIGNATURE • LASTING VALUE

AVYRA GROUP

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EL MÉDANO · TENERIFE

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