

## Callao Salvaje

Reference 107873



PORTA TENERIFE®

Your home. Our passion.

Fantastic beachfront duplex apartment with private pool in an exclusive, newly built residential complex in the south of Tenerife

constructed area:	175 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	in process
bathrooms:	4		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 1,206,000.-</b>



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### Details:

Come and discover these exclusive duplex apartments in the newly-constructed residential project of AMOENUS, designed by the renowned architect Teótimo Rodríguez Hermoso and situated in Rokabella, one of the most privileged residential areas in the south of Tenerife.

Surrounded by nature, this luxurious residential complex consists of 41 living units distributed over three buildings, and overlooking the Atlantic ocean and the neighbouring island of La Gomera.

Designed to offer residents ample privacy and spectacular sea views, all the duplex apartments are located in building B of the complex and are distributed as follows:-

On the first floor are 3 double-bedroom apartments all with fitted wardrobes, 3 en-suite bathrooms, a dressing room and 2 garden terraces.

A private panorama-lift accesses the upper level which offers a spacious entrance hall, a bright 39 sqm living room with a large open kitchen with a modern cooking island and with access to a laundry room, and a full shower-bathroom. Also on this floor is a wonderful 41.13 sqm terrace with sea views and a private infinity pool of 16.74 sqm.

Each apartment has a parking space in the building's underground garage, conveniently accessible by lift.

The first 4 units are already available for sale. Do not miss the opportunity to discover these exclusive properties located in privileged, tranquil surroundings and providing breathtaking views of the sea. Although peaceful, the complex is ideally situated only minutes from the major tourist centres in the south of the island, the beaches, facilities and leisure activities.

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### Location & surrounding area:

Adeje includes numerous popular settlements on the southwest coast of Tenerife, which are known in their entirety and together with the local coastline as Costa Adeje. Under the protection of the volcano Teide, which opposes the trade winds mostly coming from the northeast, the climate is very sunny and the sunsets are even more impressive with the neighboring island of La Gomera in the background.

On this coast, there are many beaches with the best opportunities for swimming or water sports, from Playa del Duque, Playa de Fañabe, Playa de Torviscas, Playa del Bobo, Playa de las Cuevitas and Playa de Troya up to Playa de las Américas. The marina of Puerto Colón is also a starting point for trips to whale watching, the cliffs of Los Gigantes (max. height 638 meters) and Masca Gorge. Not far from the beaches nestled harmoniously into the landscape, is the 27-hole golf course Golf Costa Adeje, on which to the viewer admires - directly adjacent to the green of the course - the deep blue sea with La Gomera in the background.

The Costa Adeje has excellent infrastructure, numerous shops, restaurants and a lot of special attractions like the Aqualand and Siam Park. This will benefit owners of the many apartments, houses and villas in the region, but also the community Adeje, which presents itself in bright colors with its beautiful old church, town hall, elegant Canarian wooden balconies and around his cozy Plaza. Other cultural attractions invite you to a contemplative walk through Adeje, such as the cultural center or the large statues of Beethoven and the Guanche-King "El Gran Tinerfe".

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Front



Front



Sea views



Kitchen



Kitchen



Bedroom

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Bedroom



Bathroom

amoenus

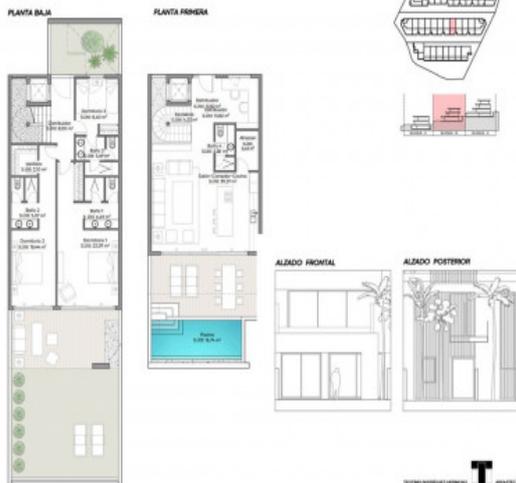
DUPLEX

Vivienda B5

BLOQUE B

S. Común	114,54 m <sup>2</sup>
S. GP	142,03 m <sup>2</sup>
Planta Baja	78,38 m <sup>2</sup>
Planta Primera	46,26 m <sup>2</sup>
S. Jardín	68,10 m <sup>2</sup>
S. Terraza	21,33 m <sup>2</sup>
S. Terraza	41,33 m <sup>2</sup>

Esta información es orientativa y puede sufrir modificaciones por motivos técnicos, constructivos, estéticos o comerciales. Tenga en cuenta que tanto las superficies como los materiales pueden sufrir ciertas alteraciones consecuencia de variaciones de diseño y/o lugares. La disposición del mobiliario es orientativa.



Floor plan



Views



Views from the street



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