



# 4 Bedroom Townhouse - Callao Salvaje - Amoenus

9925

PROPERTY TYPE	<b>Townhouse</b>
LOCATION	<b>Callao Salvaje, Adeje</b>
COMPLEX	<b>Amoenus</b>
POOL	<b>Private pool</b>
VIEWS	<b>Ocean view, Garden view, Pool view, Panoramic views</b>

SALE	<b>1 495 000 €</b>	REFERENCE	<b>9925</b>
BUILT AREA	<b>312m<sup>2</sup></b>	LIVING AREA	<b>210m<sup>2</sup></b>
TERRACE	<b>43m<sup>2</sup></b>	GARDEN AREA	<b>82m<sup>2</sup></b>
PARKING	<b>Yes</b>	KITCHEN	<b>Open-plan</b>
BEDROOMS	<b>4</b>	BATHROOMS	<b>4</b>

## AMOENUS - A Paradise of Calm and Security

Amoenus is a perfect symbiosis between nature and comfort, between a privileged natural ecosystem and exclusivity, meticulously designed to offer a unique daily living experience.

41 luxury homes set in an exceptional environment, featuring design of incomparable quality and all essential services within easy reach. A completely different lifestyle, where security, tranquility, privacy and luxury intertwine to create a life of unparalleled well-being.

In short, Amoenus is a paradise of tranquility, wellness and exclusivity.

This prestigious complex is located in Rokabella, one of the newest and most spectacular residential areas in the south of Tenerife. A new nearby golf course will soon be available. Combined with the design by the renowned architect Teótimo Rodríguez Hermoso, the result is truly outstanding: innovation in every home that blends harmoniously with its surroundings.

AMOENUS comprises 4 types of homes: 13 semi-detached VILLAS, 12 DUPLEX units, 9 PENTHOUSES and 7 TRIPLEX homes, distributed across 3 blocks in rows: A, B and C, with block C being frontline to the sea.

Here we present the VILLA type property.

It is located in row A, and its daytime living area, featuring a saltwater infinity pool and a large terrace, is situated on the first floor, offering a stunning, close and open frontal sea view.

The terrace connects through large sliding glass doors to the living room and a spacious open-plan kitchen, fully equipped including appliances. There is also a laundry room and a double bedroom with a full bathroom.

The lift connects to the sleeping area on the ground floor, where 3 spacious bedrooms with fitted wardrobes and en-suite bathrooms open onto beautiful gardens with endless sea views.

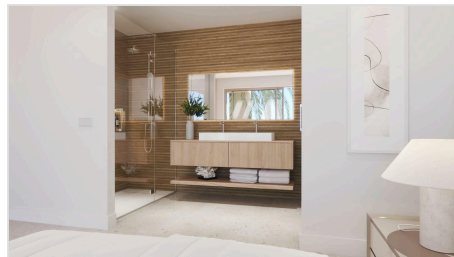
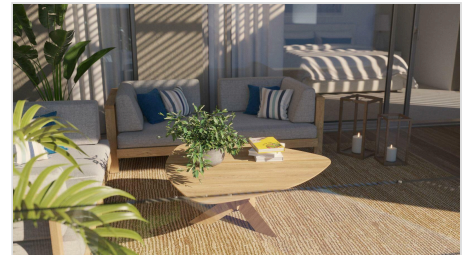
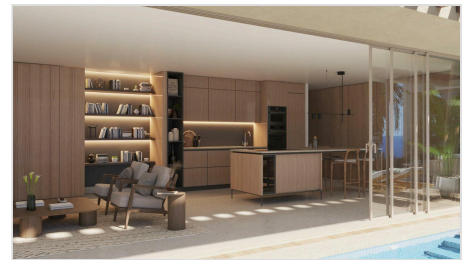
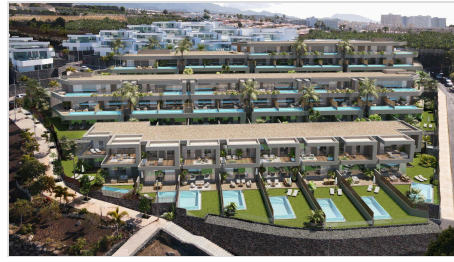
Descending by lift, you will find the garage and a multi-purpose room.

Modern features include integrated hot/cold air conditioning, a private lift, hot water via aerothermal system, photovoltaic energy, as well as a gated complex with video surveillance and solar energy.

An optional PREMIUM PACK will be offered to receive the property fully furnished and equipped, with very attractive extras.

Currently, only one villa remains available!

Asten Realty Reference: 9925



amoenus

VILLA adosada

Vivienda A11 BLOQUE A

S. Construcción	2024, 3, 27
S. Inicio	2024, 05, 01
Planta Cubierta	14,30 m <sup>2</sup>
Planta Sótano	15,47 m <sup>2</sup>
Planta Primera	42,96 m <sup>2</sup>
S. Construcción	73,73 m <sup>2</sup>
S. Inicio	73,73 m <sup>2</sup>
S. Construcción	89,22 m <sup>2</sup>

ALICHO POSTERIOR ALICHO PRONTAL

Este folleto informativo es meramente orientativo y puede estar sujeta a modificaciones sin previo aviso. Toda información debe ser consultada con el arquitecto responsable de la obra. Toda información contenida en este folleto informativo es válida en el momento de su publicación. La información del mobiliario no es definitiva.