

## New Development of Luxury Villas in a Desirable Location



**Reference:** 8112C  
**Area/Town:** Playa de Las Americas  
**Complex:** Siam Gardens  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €2,700,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 400 m<sup>2</sup>
- **Internal (m2):** 215 m<sup>2</sup>

- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation
- **Exterior:** 2 Parking Places, Balcony, Covered Terrace, Easily Maintained Gardens, Garden, Private Pool
- **Location:** Near Amenities, Prestigious Area, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Lounge
- **Views:** Panoramic, Sea
- **Additional:** Air Conditioning, Solar Heated Water

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Clear Blue Skies Group SL is delighted to offer the opportunity to purchase a luxury property off plan in the area of Caldera del Rey, above Playa de las Americas and Costa Adeje. Located near to the TF1, the area is about twenty minutes from the Tenerife South airport, and about five minutes' drive down to Los Cristianos, Playa de las Americas and Costa Adeje. The award winning Siam Water Park and popular Siam Mall are close by, as are the lovely golden sand beaches of Playa Fañabé and Playa del Duque, and Los Cristianos, with it's lovely Las Vistas beach, is only five minutes drive away. This super luxury location is now one of Tenerife most sought after, where beautiful villas abound and the views are well, incredible.

Siam Gardens is a stunning off plan development of twenty four luxury villas with three or four bedrooms designed by the highly acclaimed Tenerife architect Leonardo Omar, built in 3 phases with the use of natural materials and neutral shades. These will be stunning properties, each one offers superb panoramic views and glorious sunsets over the neighbouring island of La Gomera.

Type A all come with off road parking for 2 cars and a living area distributed over 2 floors consisting of on the upper level, an independent fitted and equipped kitchen with integrated appliances, lounge with floor to ceiling windows to maximise the natural light, internal patio, master bedroom with dressing area and en-suite bathroom plus a guest bedroom with en-suite bathroom and access to the garden, pool and entertaining areas. The lower level has a large en suite bedroom, machine room and laundry room. Plans can be adapted to suit and there is a possibility of incorporating a 2nd lounge and 4th bedroom if required. This superb design allows for a great indoor to outdoor flow, surrounded by garden with exotic plants, palm trees and boasting a private heated infinity pool, perfect for sunbathing, al fresco dining or simply relaxing, watching one of those magnificent Tenerife sunsets.

As one would expect in villas of this quality, there are many extra features including air-conditioning in the bedrooms, lounge and kitchen, solar panels and porcelain floor tiles throughout. As can be seen from the images, these are beautiful villas are at the cutting edge of modern design and superbly located in Caldera del Rey.

For our most discerning clients, this could be the home or holiday home of your dreams. Clear Blue Skies Group SL highly recommend these fabulous properties, please call our nearby office in Fañabé Plaza for further information or to visit the site.

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.

