

## Recently Completed Luxury Villa with Private Pool



**Reference:** 8277C

**Locality:** Callao Salvaje

**Complex:** Insigne

**Type:** House (Villa)

**Status:** Withdrawn

**Price:** €1,350,000

**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 4
- **Plot (m2):** 259 m<sup>2</sup>
- **Internal (m2):** 255 m<sup>2</sup>

- **Decor:** Built to High Standards, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** 2 Parking Places, Balcony, Easily Maintained Gardens, Garage, Garden, Patio, Private Pool, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, En Suite Shower Room, Kitchen Diner, Living Room With Dining Area, Storeroom, Utility Room
- **Views:** Mountains, Pool, Sea
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies Group SL is delighted to present this brand new four bedroom villa with private pool in the recently completed Insigne development, located in the newest super luxury area of Rokabella, near to Callao Salvaje.

Callao Salvaje is a small resort town at the end of the well-known area of Costa Adeje. It is located just a 10 minute drive from both the main municipal town of Adeje and also the busier beach resorts of Playa Fañabé, Playa Torviscas and the high end resort of Playa del Duque. Callao Salvaje, although devoid of the hustle and bustle of the larger resort towns has many shops, bars and restaurants and has its own fantastic beach just a short distance from this property. Close by is the neighbouring sister resort of Playa Paraiso which has a larger selection of restaurants and bars and a recently constructed dining and shopping mall called Rosa Centre.

Insigne is a luxury development consisting of 27 individual villas each with private pool, designed by leading local architect Leonardo Omar. It is ideally situated close to the sea in the desirable residential area of Rokabella in Costa Adeje, in south west of the island and the development takes advantage of the natural incline of the land affording spectacular views of the Atlantic Ocean and the island of La Gomera.

Set on a plot of 259m<sup>2</sup>, and just 150 metres from the ocean, the layout of this fabulous air-conditioned villa has been designed to ensure maximum comfort and create a sense of permanent openness looking out onto the horizon. The property has its own private entry with garage and off road parking freely available. It features lift access, offering four bedrooms and four bathrooms. On the ground floor you will find the master bedroom with spacious en suite bathroom and dressing room plus two further en suite bedrooms, all with access to the garden. The top floor is where you will find the wonderful open-plan kitchen with beautiful white gloss units and island feature, dining area and sitting room, as well as a guest bathroom. Floor to ceiling glass doors lead you onto the terrace and infinity pool, and flood the living area with natural light, making the most of the sea views. The 111m<sup>2</sup> basement level houses a private garage for one car, store/utility room, bathroom as well as additional living space/4th bedroom which boasts natural light via a light well/courtyard feature.

In summary, this is a fantastic contemporary home in a great location, please call our friendly Fañabé Plaza office for more information and to arrange a visit.

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.

