



ClearBlueSkies

Fabulous Villa with Pool in Amazing New Development



Reference: 8950C
Area/Town: Callao Salvaje
Complex: Insigne
Type: House (Villa)
Status: For Sale
Price: €1,520,000

Beds: 4
Baths: 4
Plot (m²): 281 m²
Internal (m²): 225 m²
Terrace (m²): 51 m²
Year Constructed: 2021
Floor level: 3
Floors: 3

Energy Efficiency Rating:



- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Immaculate Condition, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** BBQ Area, Covered Terrace, Garage, Garden, Private Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, Dining Area, Guest Apartment, Storeroom
- **Views:** Mountains, Partial Sea
- **Additional:** Air Conditioning

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Clear Blue Skies is delighted to present for sale this newly constructed and incredibly stylish four bedroom villa in the recently completed Insigne development, which forms part of the larger new luxury area called Rokabella, close to Callao Salvaje.

Callao Salvaje is a popular resort which forms part of well known 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, whilst enjoying a relaxed atmosphere, still offers a nice selection of shops, bars, restaurants and amenities and has its own fantastic beach with attractive beach bar/restaurant just a short distance from this property. The neighbouring resort of Playa Paraiso which has a larger selection of restaurants and bars and a recently constructed dining and shopping mall called Rosa Centre is also easily reached by car or on foot. Insigne is a luxury development of contemporary individual villas which was designed by a leading local architect and constructed to a high standard. It is ideally situated close to the sea in the desirable residential area of Rokabella in Costa Adeje taking 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 over 280m², and just 100 metres or so from the ocean, the layout of this fabulous air-conditioned villa has been designed to ensure maximum comfort and create a sense of connection with the natural surroundings. The property has its own private entry to a garage for two cars and which connects via private lift to the upper levels. At ground floor level can be found three nicely sized bedrooms with their corresponding bathrooms and each with patio doors leading out to ample terraces and garden areas, meaning that from every room the lovely outside space can be accessed and enjoyed. The main living area is found on the upper level, and this open concept living-dining-kitchen flows seamlessly through floor to ceiling glass doors to the incredible upper terrace of over 50m² with stunning private pool, chill out sofa area and dining space, all enjoying the same stunning ocean views in your own corner of paradise.

Over and above all this, at the lower level there is a separate studio style apartment with its own bathroom and kitchenette. This well considered space has plenty natural light and has its own external seating area, making it perfect for visiting guests or perhaps older teenage children.

In summary, this is a fantastic contemporary home, in a great location with extensive outside space, offering a great opportunity to fully appreciate the beautiful Tenerife weather. If this sounds like your dream home, please call Clear Blue Skies for more information and to arrange an accompanied 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.

