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Adeje – Callao Salvaje

# Semi-detached house a few steps to the sea in Callao Salvaje

Property ID: ES233184468



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PURCHASE PRICE: 1.452.300 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 164 m<sup>2</sup>

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## At a glance

|                      |                        |                |                                     |
|----------------------|------------------------|----------------|-------------------------------------|
| Property ID          | ES233184468            | Purchase Price | 1.452.300 EUR                       |
| Living Space         | ca. 200 m <sup>2</sup> | Usable Space   | ca. 200 m <sup>2</sup>              |
| Rooms                | 5                      | Equipment      | Terrace, Guest WC,<br>Swimming pool |
| Bedrooms             | 4                      |                |                                     |
| Bathrooms            | 4                      |                |                                     |
| Year of construction | 2023                   |                |                                     |

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## The property



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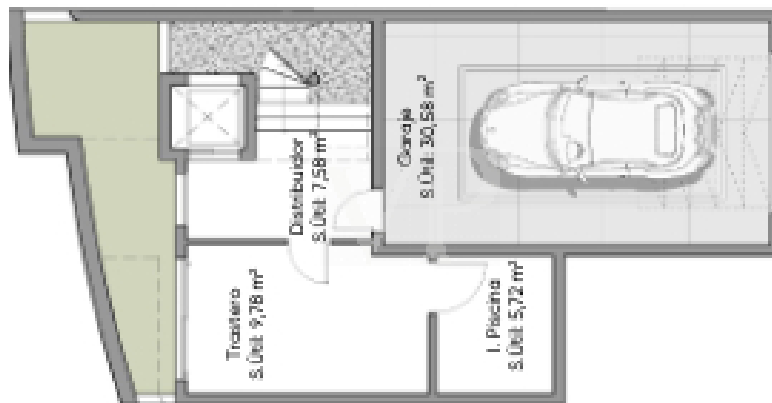
## The property





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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

AMOENUS A PARADISE OF CALM AND SECURITY. Amoenus is a perfect symbiosis between nature and comfort, between the privileged natural ecosystem and exclusivity, meticulously designed for a unique daily experience. 41 luxury homes located in an exceptional setting, with an incomparable quality design and all the essential services within easy reach. A completely different way of life, where security, calm, privacy, and luxury intertwine to create a life of unparalleled wellbeing. Amoenus is located in Rokabella, one of the most spectacular residential areas in the south of Tenerife. If we add to this the design of the prestigious architect Teótimo Rodríguez Hermoso, the result is spectacular: innovation in each home that blends harmoniously with its surroundings. In a few words...Amoenus is a Paradise of tranquillity, Well-being and exclusivity, variety, personalisation and distinction.

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## Details of amenities

- 9 Penthouses (3 in block A, 6 in block B)
- 4 bedrooms
- 4 bathrooms
- Terrace
- Private infinity pool
- Spacious terraces
- Garage space
- Storage room
- Price starts on 1.256.600,00 Euro

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## All about the location

We have the pleasure to present to you the new and impressive AMOENUS project in Callao Salvaje, within the exclusive new development of Rokabella. Here, a residential paradise is being created where privacy plays an indispensable role. There will be a total of 41 luxurious real estate units to enjoy all the privileges of a private residence: spacious rooms, wraparound terraces, private pools, and well-maintained gardens. Callao Salvaje is located on the southwest coast of Tenerife, belongs to the municipality of Adeje and is one of the places on the island with the most days of sunshine per year. There you will find a variety of shops, cafes, bars, restaurants and a volcanic sand beach. From here you can reach the national park and Pico del Teide by car in about 50 minutes. Also the area of Costa Adeje, with the famous "Playa del Duque" and the beaches of Playa de Las Américas can be reached in a few minutes by car. The south airport is approx. 25 minutes by car and the north airport about 50 minutes.

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## Other information

RESPONSIBILITY: The property information, documents, plans, etc. provided by us originate from the seller. We don't assume any liability for the correctness or completeness of the information. All real estate offers are without obligation and subject to possible advertising errors. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell your property, it is important for you to know its market value. Let one of our real estate specialists professionally analyze the current value of your property free of charge and without obligation. Our international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Caroline Müller

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Avda Chayofita 18, C.C. Parque Santiago 6, Local 24 Teneriffa Süd  
E-Mail: [tenerife.south@von-poll.com](mailto:tenerife.south@von-poll.com)

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