

# 3 Bedroom Duplex - Callao Salvaje - Amoenus - 9906

Property type	<b>Duplex</b>		
Location	<b>Callao Salvaje, Adeje</b>		
Complex	<b>Amoenus</b>		
Pool	<b>Private pool</b>		
Views	<b>Ocean view, Panoramic views</b>		
Sale	<b>1 326 000 €</b>	Reference	<b>9906</b>
Built area	<b>175m<sup>2</sup></b>	Living area	<b>143m<sup>2</sup></b>
Terrace	<b>47m<sup>2</sup></b>	Garden area	<b>68m<sup>2</sup></b>
Parking	<b>Yes</b>	Kitchen	<b>Open-plan</b>
Bedrooms	<b>3</b>	Bathrooms	<b>4</b>
Furniture	<b>Optional</b>		

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 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.

Simply, Amoenus is a paradise of tranquillity, wellbeing and exclusivity.

This prestigious complex is located in Rokabella, one of the most spectacular new residential areas in the south of Tenerife. A new golf course will soon be available. If we add to this the design of the renowned architect Teófilo Rodríguez Hermoso, the result is spectacular: innovation in each home that blends harmoniously with its surroundings.

AMOENUS consists of 4 types of homes: 13 semi-detached VILLAS, 12 DUPLEXES, 9 PENTHOUSES and 7 TRIPLEXES, distributed between 3 blocks in rows: A, B, C, with C facing the sea.

Here we present the DUPLEX type housing.

They are distributed in row B and their day area, with the salt water swimming pool and a large terrace, is located on the first floor, so that they all have a stupendous front, close and open view of the sea.

The terrace communicates through the large glass sliding door with a wide open-plan kitchen with the living room, fully equipped, including electrical appliances, there is a small storage/ laundry room, a complete bathroom and a good size hallway in the lift area, ideal for an office

with views to the gardens.

The lounge area is located on the ground floor, with the exits to the beautiful gardens on both sides and with a large front terrace. There are 3 en-suite bedrooms with fitted wardrobes and the master bedroom has a dressing room.

Modern facilities include integrated hot/cold air conditioning, private lift, hot water by aerotermia and a garage space, moreover a gated complex with video surveillance and solar energy.

A PREMIUM PACK will be offered with the options to receive the home fully furnished and equipped, with some very attractive extras.

IGIC taxes of 7% and 1% AJD are not included in the price. The information is indicative and may be subject to modifications for technical, legal, aesthetic or commercial reasons.

Asten Realty ref.: 9906



