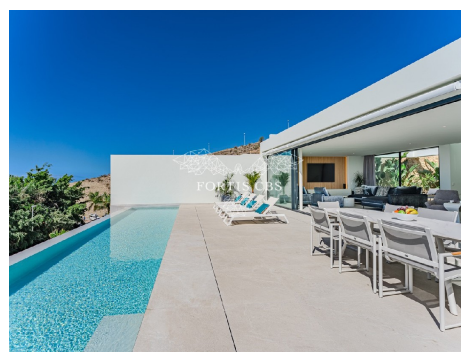




# FORTIS CBS

## Magnificent Brand New Villa in Ultra Exclusive Area



**Reference:** 8678

**Area/Town:** San Eugenio Alto

**Complex:** Siam Blue

**Type:** House (Villa)

**Status:** For Sale

**Price:** €3,495,000

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 584 m<sup>2</sup>
- **Internal (m2):** 354 m<sup>2</sup>
- **Year Constructed:** 2024

- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Easily Maintained Gardens, Roof Terrace, Subtropical Gardens, Swimming Pool, Terrace, Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Prestigious Area, Quiet Location, Residential Location, 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, Solarium, Utility Room
- **Views:** Garden, Sea
- **Additional:** Air Conditioning, Heating, Many Special Features, Video Entry System



# Magnificent Brand New Villa in Ultra Exclusive Area

Fortis CBS are thrilled to offer this beautiful contemporary villa, occupying a prime position on the hillside above the world famous Siam Park in the prestigious location of Caldera del Rey, in San Eugenio Alto. In this location, this property will be positioned among the largest and most stunning villas in the south of Tenerife.

Siam Blue is a small and exclusive development offering the perfect combination of luxury build quality and finishes with an unbeatable location. Siam Blue has been designed by the renowned architect Leonardo Omar, who has captured the character of the setting perfectly by retaining natural stone features and weaving them impressively into the masterplan of this project.

This cutting edge home boasts many special features with a spacious living area of 354m<sup>2</sup> distributed over three floors. Upon entering from the street, you will soon be aware that this is no ordinary home! There is off road parking for three cars and an impressive entrance with exposed natural stone walls and sub tropical plants. Here you will find a machine/storage room and an additional room which is currently being converted into a studio apartment with its own kitchen, bathroom and entrance, and at the end of the dramatic hallway, you can take the lift or stairs to all floors. The mid floor houses the sleeping area, here you will find three beautifully presented en-suite bedrooms, of which the sizeable master suite and second bedroom offer a dressing area with fitted wardrobes, and floor to ceiling sliding doors in all bedrooms lead out to a terrace which features peaceful views to the sea.

The open concept lounge / kitchen / dining room is found on the upper level of the villa; a bright and generously proportioned space with extraordinary views thanks to the floor to ceiling glazing installed across the entire frontage of the villa on this floor. The kitchen is fitted with beautiful, modern cabinetry with fully integrated appliances and central island seating. A separate utility room with its own terrace area is also found on this level plus generous storage cupboards. Large dual aspect sliding doors open out onto the magnificent front sun terrace which incorporates the property's incredible heated infinity pool and the private garden terrace located to the rear of the upper level. In addition to all of this there is also a roof terrace accessible internally featuring unsurpassable views. Every detail of this magnificent home has been well thought out, and it is offered furnished as seen and finished to the highest standards. This includes air conditioning and heating, a video entrance system, retractable sun blinds, porcelain flooring throughout plus much more; this amazing property is ready to be occupied and enjoyed by the new owners from day one.

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.

