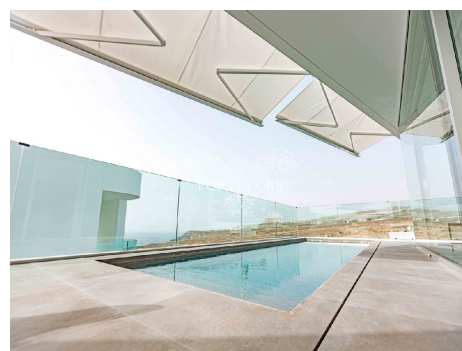
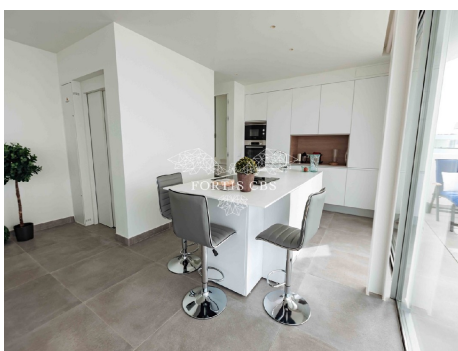




FORTIS CBS

Luxurious Detached Four Bedroom Villa with Private Pool



Reference: 8707c

Area/Town: Callao Salvaje

Complex: Insigne

Type: House (Villa)

Status: For Sale

Price: €1,490,000

Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 4
- **Guest Toilets:** 1
- **Internal (m2):** 211 m²
- **Terrace (m2):** 145 m²
- **Year Constructed:** 2021

- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Easily Maintained Gardens, Private Pool, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Near Amenities, Prestigious Area, Quiet 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, Lounge, Storeroom, Utility Room
- **Views:** Garden, Pool, Sea
- **Additional:** Air Conditioning, Many Special Features

Luxurious Detached Four Bedroom Villa with Private Pool

Fortis CBS is pleased to present this wonderful four bedroom villa with private pool in the recently completed Insigne development, located in the newest super-luxury area of Rocabella, 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. Nearby is the neighbouring resort of Playa Paraiso, which offers a wider variety of restaurants and bars, along with a newly built dining and shopping mall known as 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 gloriously sunny south-west of the island, and the development takes full advantage of the natural incline of the land resulting in spectacular views across the Atlantic Ocean and the island of La Gomera.

Set on a plot of 254m², 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 is freely available. The property features an elevator and offers four spacious bedrooms and four bathrooms. On the ground floor you will find the master bedroom with a luxurious en-suite bathroom and dressing area, 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 to the heated infinity pool, flooding the living area with natural light and making the most of the sea views. The basement level includes a private garage, a store/utility room, a bathroom, and extra living space that can serve as a fourth bedroom, all of which benefit from natural light through a light well / courtyard feature.

In summary, this fantastic contemporary property is being sold furnished and in a great location, making it an ideal turn-key holiday home or permanent residence. Now reduced by 60,000€

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.

