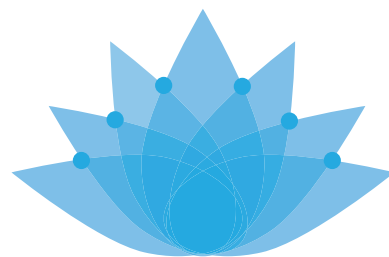




VILLA LUX - II

OUR life's passion at work to create YOUR personal paradise





LUX
V I L L A S

Dreams don't work until we do...

My passion for the Canary Islands began in 1984, when I first visited the paradise of Tenerife.

As a German engineer, my job has taken me all over the world, but I was always drawn back to the Canaries to spend my quality time in one of the most beautiful places I've ever been to.

Visit after visit, it was clear that settling on the island was the next step. In 2012, I extended my business to Tenerife and developed my first luxury space in the Canaries, Villa Sonrisa.

Sharing Villa Sonrisa with visitors quickly led to it being sold to one passionate guest who was elated with the quality and the attractive space design.

As time went on, more and more experienced professionals joined me and LUX VILLAS™ was born.

The spaces we design are unique with deep and attentive deliberations focusing on where and how to create the most modern, ecological, functional and engaging leisure spaces of innovative nature.

Our life's passion at work to create your personal paradise.

Join us today for the sake of tomorrow.



What We Do

We develop, manage, operate and sell luxury real estate.

We work with our own portfolio, but also offer the full range of our services to investors.

Well connected on the Canary Islands, LUX VILLAS™ is supported by a team of local skilled professionals, as well as a vast network worldwide.

We find the best business opportunities and take over the project planning, implementation and subsequent operation for our investors.

Based on your wishes, we are able to find the optimal real estate or property and plan the construction or revitalisation.

We remain fully involved throughout a project's conception, design and construction stages, including on and offsite.

If required, we can also support with financing and the necessary administrative procedures.



VILLA LUX - II

VILLA LUX - II is located in the area of Torviscas, Costa Adeje, close to the most popular areas of south of Tenerife.

Completion of this VILLA LUX - II is scheduled for end of 2020.

We have implemented a luxurious living concept, offering plenty of space for joint activities, as well as many private areas.

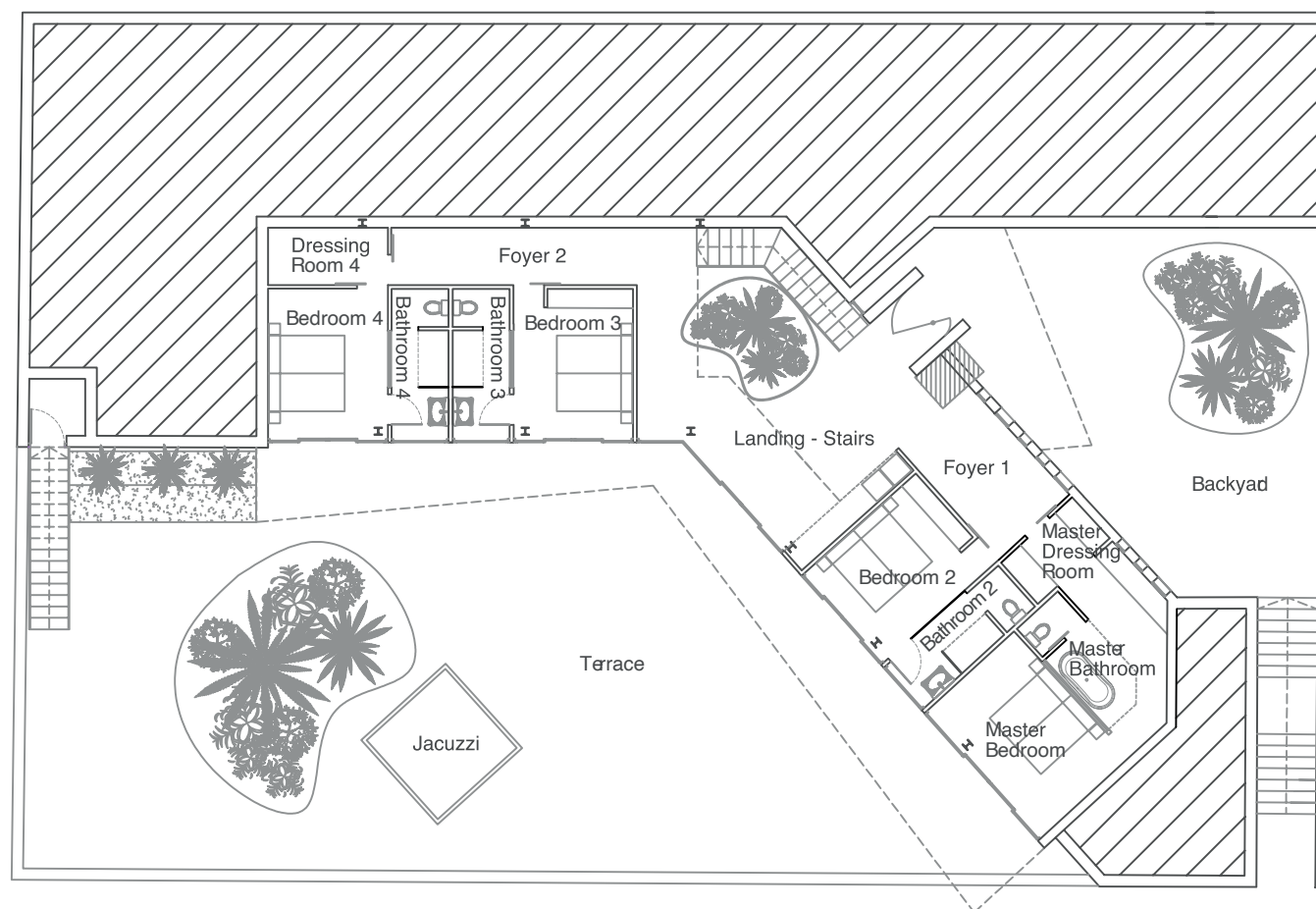
Making up the centre of the villa is an aprox. 120 m² open living area, which seamlessly extends to terraces, the infinity pool, and leisure spaces.

VILLA LUX - II has four bedrooms with ensuite bathrooms.

Only top equipment and the highest quality materials are used for the construction of VILLA LUX - II, because a certain type of luxury can be seen and felt.



Ground Floor



Inside Areas

Landing-Stairs	49 m ²
Foyer 1	10 m ²
Master Bedroom	14 m ²
Master Bathroom	13 m ²
Master Dressing Room	4 m ²
Bedroom 2	13 m ²
Bathroom 2	6 m ²
Foyer 2	10 m ²
Bedroom 3	13 m ²
Bathroom 3	6 m ²
Bedroom 4	13 m ²
Bathroom 4	6 m ²
Dressing Room 4	5 m ²

Total **160 m²**

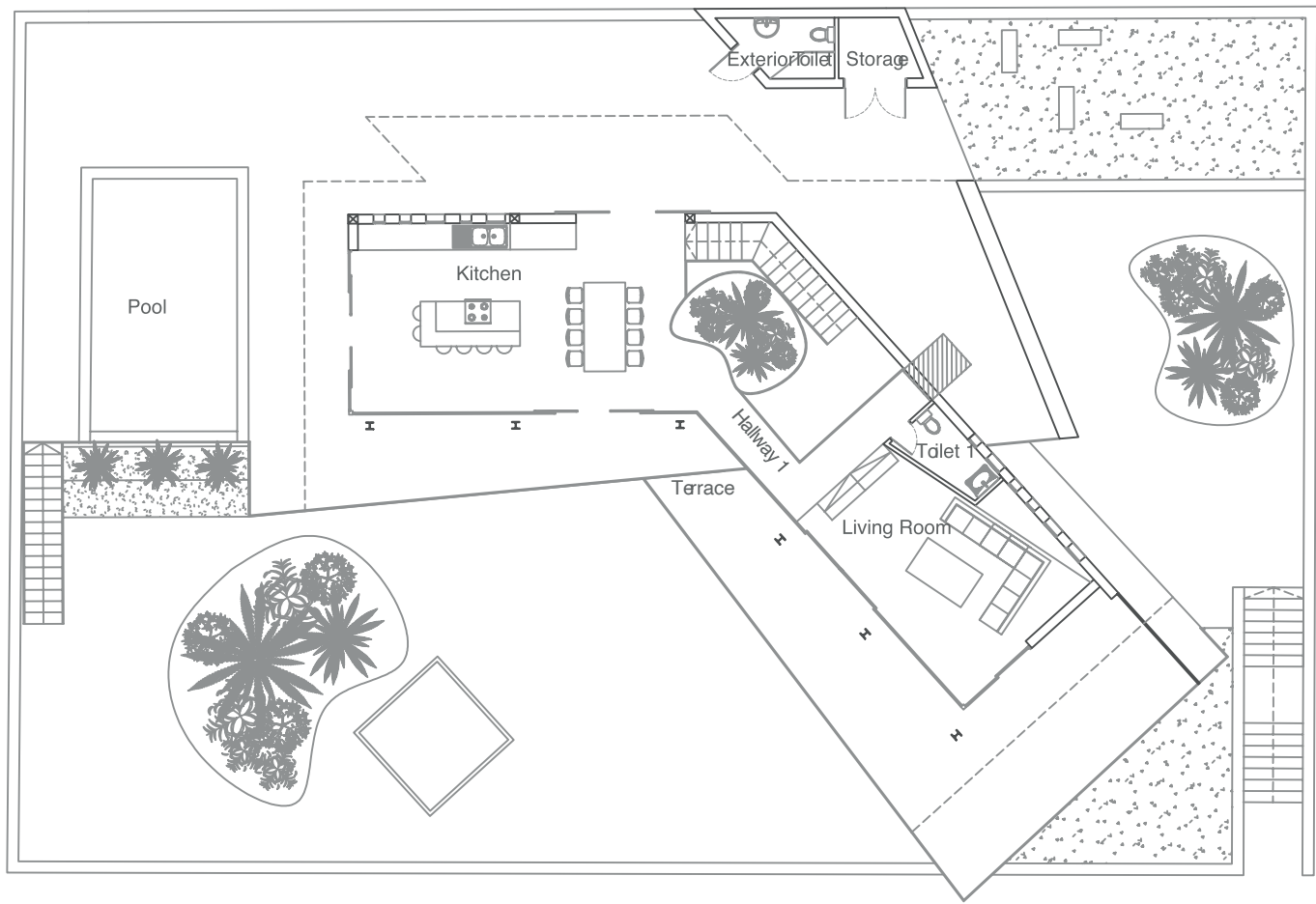
Outside Areas

Terraces	220 m ²
Jacuzzi	8 m ²
Backyard	78 m ²





First Floor



Inside Areas

Kitchen	45 m ²
Hallway	9 m ²
Living Room	27 m ²
Toilet 1	3 m ²

Total 85 m²

Outside Areas

Terraces	235 m ²
Pool	27 m ²
Exterior Toilet	4 m ²
Storage	3 m ²



Location

Calle Melilla 7
Suelo UD-17.6
Urb. Roque del Conde
38660 · Costa Adeje
Tenerife · Spain

Cadastral Reference:
2289606CS3028N0001MW

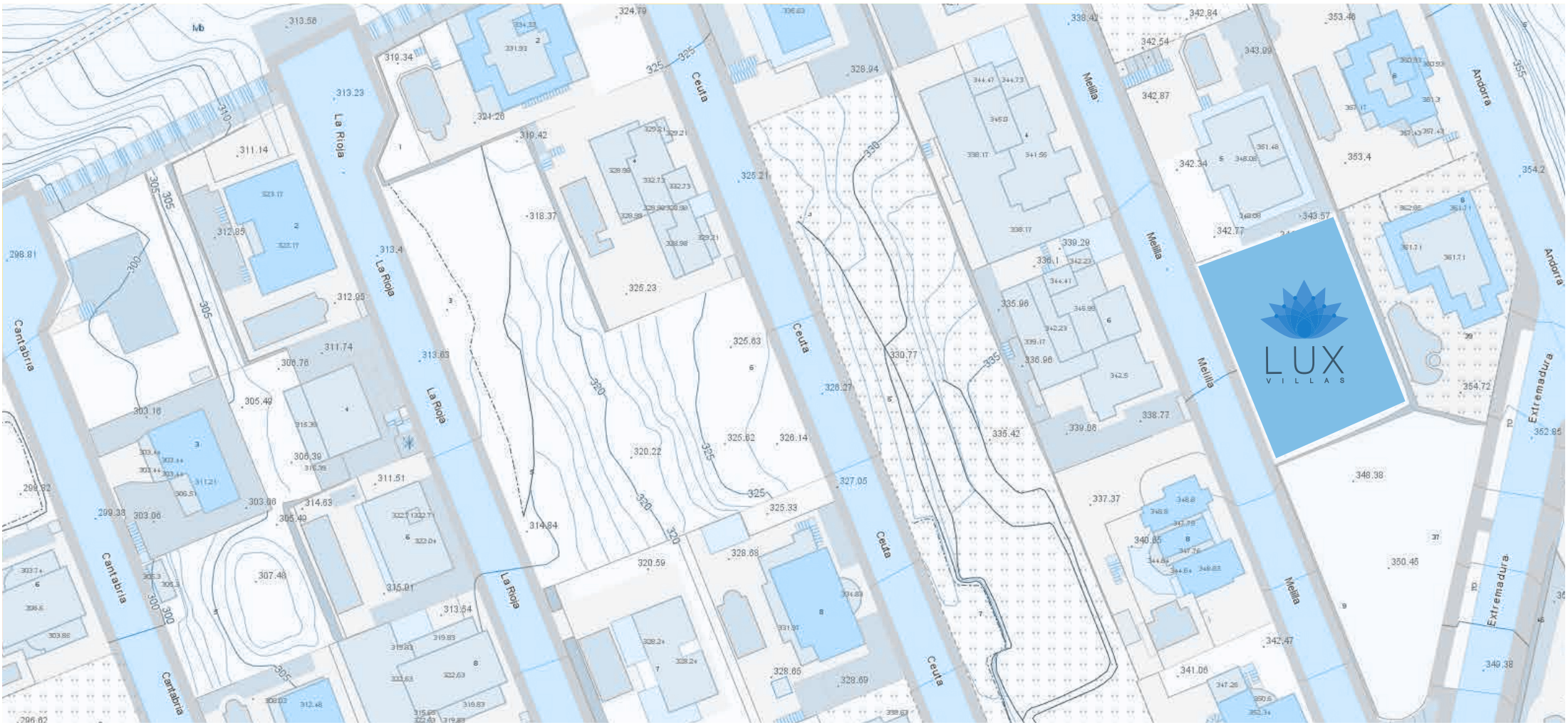
Architect:
Sebastián Estrella

Construction:
Armando Montanari

Surface:
759 m²

Edificability:
273 m²





Building Characteristics

- Infinity pool facing La Gomera
- Open and light design
- Space to integrate an elevator, if needed
- Full air conditioning
- Dressing rooms
- Spacious entrance with palm trees
- Ensuite bathrooms (shower, bathtub, washbasin)
- Infinity pool with glass front
- Jacuzzi
- Pool heating
- Exterior bathroom on terrace
- Fully equipped kitchen
- Bora™ and Siemens™ kitchen appliances
- Ethernet, Mesh WIFI
- IP-based comprehensive Smart Home
- Garage for three cars
- Electric Bandalux
- Solar panels







Places of Interest

National Parks

- El Teide National Park

Natural Parks

- Teno
- Las Mercedes
- La Esperanza
- Anaga

Beaches

- Las Américas
- Los Cristianos
- El Médano
- Los Gigantes
- Puerto de La Cruz

Cities and Historic Villages

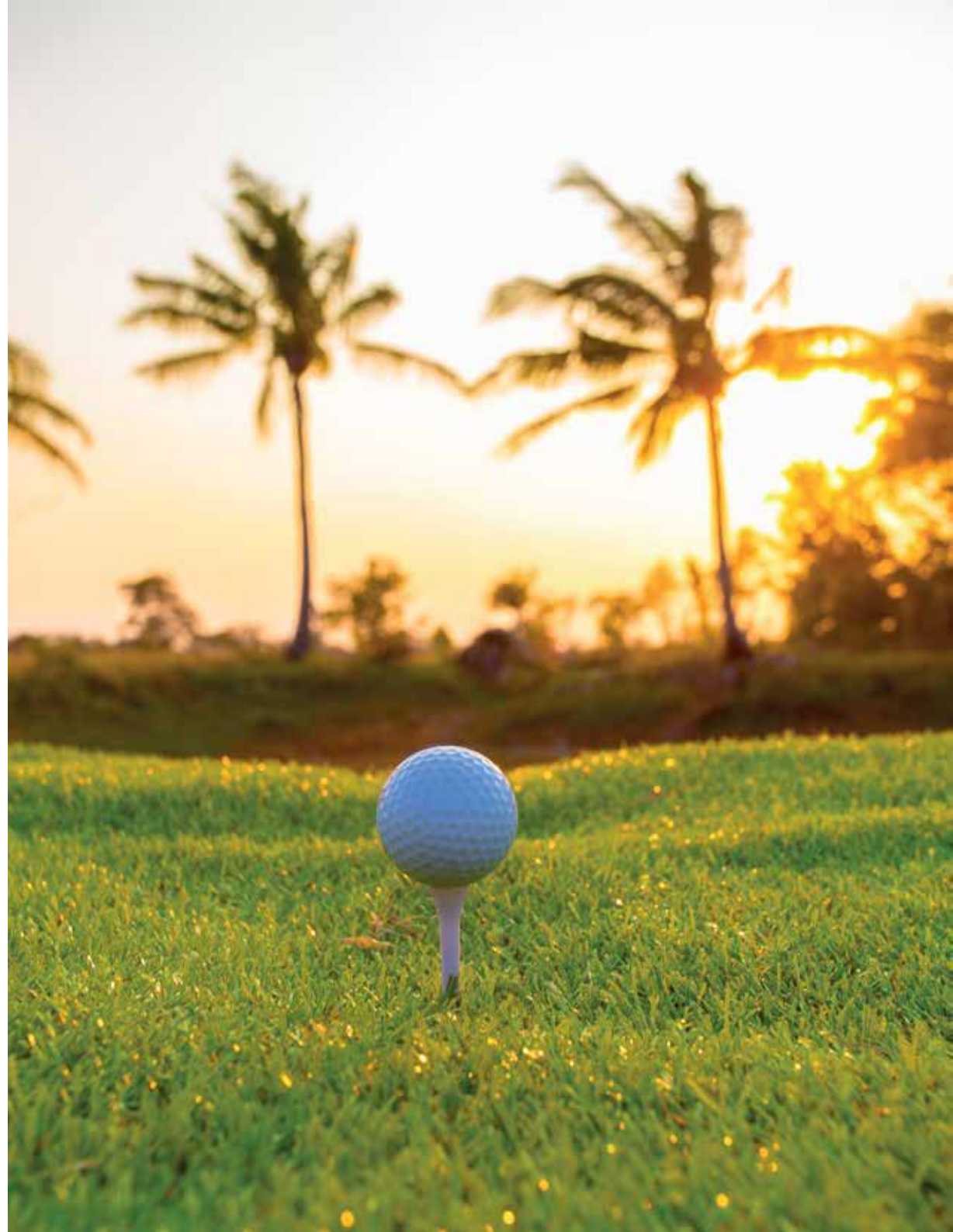
- Santa Cruz de Tenerife
- La Laguna
- La Orotava
- Masca
- Candelaria
- Adeje
- Icod de los Vinos

Attractions

- Loro Parque
- Siam Park
- Parque Marítimo César Manrique
- Auditorio de Tenerife - Adán Martín
- Lago Martiánez
- Whales and Dolphins Boat Excursions

Golf Courses

- Abama Golf
- Amarilla Golf
- Golf Costa Adeje
- Golf del Sur
- Golf Las Américas
- Centro de Golf Los Palos
- Buenavista Golf
- Real Club de Golf de Tenerife





Gastronomic Experiences

- M.B. by Martín Berasategui
- Abama Kabuki
- El Rincón de Juan Carlos
- Nub Restaurante
- Kazan
- Rosso sul mare
- El Rincón del Arroz
- La Sandunga
- La Casa de Los Ahumados
- La Tasca de Christian
- Txoko by M.B.
- San Hô
- Sensu

Airports

Tenerife South Airport

Distance from VILLA LUX - I: 15 min.

- Regional connections
- National connections
- International connections with:

Amsterdam
Berlin
Bern
Brussels
Helsinki
London
Luxembourg
Moscow
Oslo
Paris
Rome
Stockholm...

Tenerife North Airport

Distance from VILLA LUX - I: 45 min.

- Regional connections
- National connections
- International connections with:

Bulgaria
Morocco
Portugal
Venezuela







Distances

Las Américas: 5 min.
Los Cristianos: 10 min.
Los Gigantes: 15 min.
Santa Cruz: 45 min.
Puerto de la Cruz: 60 min.



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www.luxvillas.de

All data corresponds to the current planning status.
The actual size of the individual rooms and areas may vary due to necessary adjustments during construction.
Also, the shown visualisations correspond to the current planning status and can slightly deviate from the finished villa.

Lux Villas™ is a registered trademark of BPA Services and Operations S.L.