

# TALAIÀ

RESIDENCES

28°07'44.3" N 16°46'49.3" W



AVANTESPACIA

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TRAILBLAZER

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# ONCE UPON A TIME

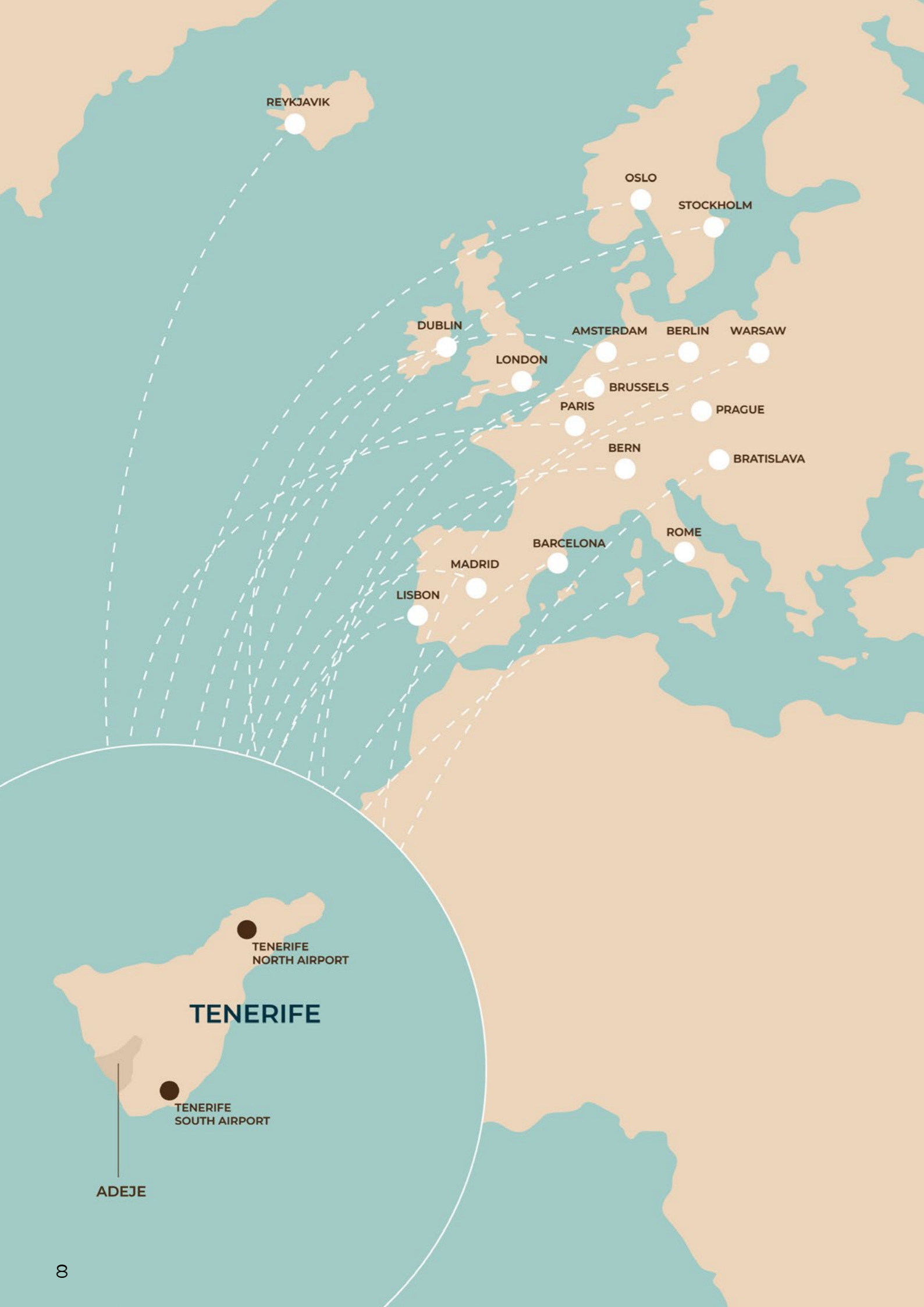
a paradise  
forged by sea,  
wind and  
the passing  
of centuries  
gone by

Tenerife, born of volcanic fire and sculpted by the wind, rises from the ocean as a timeless secret. Here, where the trade winds brush the mountain peaks and the sun gilds the cliffs in gold, a new story begins. Not just any story, but one born between black-sand shores and an endless horizon – between the deep blue of the Atlantic and the untamed green of nature itself.

In this extraordinary setting, where whispers drift between Mount Teide and the sea, we have discovered a unique sanctuary that not only exists – it breathes. A precise point on the map where time itself seems to stand still: 28°07'44.3" N 16°46'49.3" W. Here, every sunrise marks a beginning, and every sunset, a gentle embrace.

Our new project was conceived not merely to build homes, but to tell a story – one of calm, of connection to the land and of a subtle, understated luxury that leaves a lasting impression. A sanctuary for those who seek not just a home, but a sense of meaning. For those who find harmony in the sea's eternal rhythm, and are captivated by the island's southern light.

Welcome to Talaïa Residences.



## A PARADISE CONNECTED TO THE WORLD

They say the greatest treasures are hidden in distant lands, yet never out of reach. That magical places conceal themselves at the edge of the map, though only hours away from those who know where to look. Nowhere is this truer than in Tenerife.

Despite its insular and untamed nature, the island is anything but isolated. Quite the opposite – it is an invisible bridge between continents, a meeting point for Europe, Africa and the Americas. From its international airports – Tenerife North and Tenerife South – direct flights depart daily, linking the island with Europe's main capitals: Madrid, Paris, Berlin, London, Amsterdam, Lisbon, Rome, Warsaw...

In a matter of hours, winter turns to spring; the grey of the city gives way to the endless blue of the Atlantic. And while Europe wraps itself against the cold, here the sun continues to shine – transforming this island into a year-round haven for those seeking refuge, inspiration or simply a different way of life.

In Tenerife, connection means so much more than flight paths – it's profoundly human. It speaks to a desire to live a slower way of life, to breathe more deeply and to reconnect with what truly matters. An island that resonates with those who not only seek a place to come to, but a place to belong.

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## LEISURE / SERVICES

- 2 **Rosa Center Shopping Centre**  
20-min. walk  
6-min. drive  
6-min. public transport
- 3 **Children's play area**  
3-min. walk  
1-min. drive
- 9 **Costa de Adeje Golf Course**  
12-min. drive  
53-min. public transport
- 10 **Gran Hotel Bahía del Duque Resort**  
16-min. drive
- 11 **Plaza del Duque Shopping Centre**  
14-min. drive  
52-min. public transport

## BEACHES

- 1 **Playa de Ajabo**  
3-min. walk
- 4 **Playa Las Galgas**  
17-min. walk  
13-min. drive
- 5 **Playa El Pinque**  
26-min. walk  
11-min. drive  
11-min. public transport
- 6 **Playa Las Salinas**  
34-min. walk  
2-min. drive  
16-min. public transport
- 7 **Playa El Puertito de Adeje**  
66-min. walk  
13-min. drive  
37-min. public transport
- 12 **Playa La Caleta**  
14-min. drive

## NATURAL ROCK POOLS / VOLCANIC BLOWHOLES (BUFADEROS)

- 8 **Charquitos de Armeñime**  
48-min. walk  
14-min. drive  
39-min. public transport
- 13 **Bufadero Costa de Adeje**  
15-min. drive

Punta de Ajabo

El Roque

La Caleta

Mirador Palomas

El Duque Norte

COSTA DE ADEJE

Playa de Fañabé

# TALAIÀ

RESIDENCES

## POINTS OF INTEREST

- **San Cristóbal de La Laguna:** a UNESCO World Heritage Site. A colonial city where pedestrian streets, historic houses and a vibrant university atmosphere create the perfect setting for a cultural stroll less than an hour from Costa de Adeje. Distance ~**60 min.**
- **Candelaria:** the Basilica of the Patron Saint of the Canary Islands and a square featuring the statues of the Guanche kings. Distance ~**55 min.**
- **La Orotava:** a charming Canary Island old town, home to the Casa de los Balcones and Victoria Gardens. Distance ~**70 min.**
- **Garachico:** a historic town “reborn” after 1706, with convents and a seafront promenade. Distance ~**65 min.**





## CLIMATE

Adeje enjoys one of the most stable climates on the planet.

Our location on Tenerife's southern coast enjoys a **warm, dry subtropical microclimate** – notably sunnier and with far less rainfall than other parts of the island. This distinctive climate promises an **uninterrupted outdoor lifestyle**, with an average of more than **300 days of sunshine each year**.

Temperatures here are synonymous with year-round comfort, remaining within an idyllic range:

• **Winter:**

Temperatures rarely fall below 17°C.

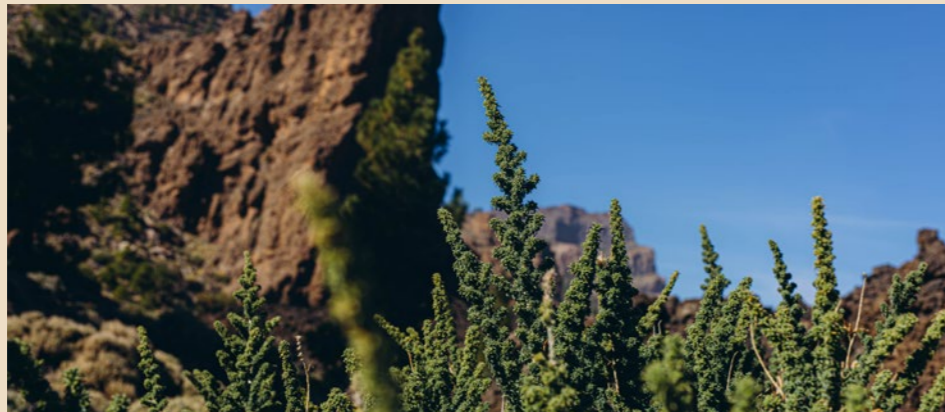
• **Summer:**

The average temperature rests at a balmy 25°C.

This remarkable climate is the result of nature's own protection. The island's central ridge shelters Adeje's southern coast from the cool winds and clouds from the north, while the ever-present **sea breeze and gentle trade winds** create a fresh, airy warmth – free from the humidity that burdens other destinations.

### A unique privilege:

Tenerife's landscape offers a rare gift: the chance to experience contrasting climates within the same day. Morning can bring the snow and the volcanic splendour of Mount Teide; and by afternoon, you can be back in Adeje, soaking up sun and sea at home. The true **luxury lies in being able to choose your own season and scenery** – a privilege that defines the exclusivity of this unique location.



Mount Teide. Tenerife

## A SETTING SHAPED BY NATURE'S OWN HAND

Just moments from where our architectural stone and light-infused vision takes shape, one of the Atlantic's most sublime landscapes unfolds. The southwest of Tenerife boasts not only the best climate in Europe all year round, but also a perfect harmony between nature and humankind. Here, the sea is not merely a horizon – it is a living presence, deep and serene. And the land, ancient and volcanic, whispers stories of fire beneath your feet.

The landscape surrounding our project is a symphony of contrasts. Within minutes, you can reach the calm shores of Playa Paraíso, the crystalline waters of El Puertito, or the rugged cliffs of Callao Salvaje – where life unfolds without haste. Here, sunsets are not simply seen – they're savoured. They're celebrated.



Playa Paraíso. Tenerife



Playa del Duque. Tenerife



Playa del Duque. Tenerife

Just a short distance away lies Costa de Adeje, with its fine dining, golf courses, marinas and an array of exceptional services. But the real treasure lies in the rhythm of daily life: a walk shaded by bougainvilleas, fruit bought from a local farm, a chat with the neighbour who greets you each morning from their terrace. Here, community still matters and true luxury lives in the art of simplicity, and in the beauty of things done well.

We live in a corner of the world that feels handcrafted by nature itself. And it's here, between lava, ocean and sky, that we are shaping a new way of living.

The immediate surroundings of your new development bring together the very best of southern Tenerife: spectacular beaches, family experiences, pristine natural reserves, endless opportunities for sport, excellent infrastructure, and a rare balance between authentic local life and world-class tourism. All under a gentle, sunlit climate that lasts all year round.



Teide, Tenerife

## COSTA ADEJE: A WORLD-CLASS TOURIST DESTINATION

One of **Tenerife's three main resort areas** – together with Playa de las Américas–Los Cristianos and Puerto de la Cruz – Costa de Adeje is home to over 20,000 residents.

Its seafront promenade, luxury hotels and exceptional quality of life (with a balmy year-round average temperature of 23°C) make it an ideal destination for both visitors and residents alike.



Los Gigantes cliffs. Tenerife



Playa del Duque. Costa de Adeje. Tenerife

# BEACHES AND COASTAL LEISURE

Beaches such as El Duque, Fañabé, Troya and La Caleta offer **clean sands, gradual access to the sea, full services and accessibility for people with reduced mobility (PRM)**. These are supervised and fully adapted beaches.

Part of their charm lies in the coastal promenade, ideal for families, leisurely walks, outdoor sports or enjoying beach bars and restaurants.



Playa del Médano. Tenerife



The Teide summit. Tenerife





Jungle Park, Tenerife

## PARKS AND ACTIVITIES FOR ALL AGES

Home to **Siam Park** – considered to be **Europe's best water park** – as well as Aqualand and Jungle Park, this is a must-visit destination for families and adventure seekers alike.

**Whale and dolphin watching** tours around Puerto Colón offer an unforgettable connection with nature, often ending with a swim or snorkelling in the open sea.

## UNTOUCHED LANDSCAPES FOR WALKING ENTHUSIASTS

**The Barranco del Infierno** hike is a definite highlight: a clearly waymarked **6 km route (~3 hours round trip)** through volcanic terrain to a spectacular waterfall – much loved by walkers and hikers alike.

**Less than an hour and a half away, Teide National Park** offers hiking across lava fields and to magnificent viewpoints leading towards **Spain's highest summit (3,718 m)**. Its altitude and low light pollution make it **one of the world's best places for stargazing**.



Masca Valley. Tenerife



## GOLF AND SPORTS TOURISM

With one of the island's finest golf courses – **Golf Costa Adeje** – on its doorstep, the area has become a haven for sports enthusiasts.

## MODERN TOURISM AND AUTHENTIC LOCAL LIFE

Costa Adeje brings together contemporary four- and five-star hotels, premium shopping, services, leisure and an acclaimed food scene.

It also preserves a **rare harmony between world-class tourism and genuine local life** – a place filled with colourful markets, bougainvillea-lined paths, rural trails and charming villages steeped in history.



Golf Costa Adeje, Tenerife



Playa de Fañabé, Tenerife





## THE TENERIFE CARNIVAL:

where the island's  
soul comes alive

Beyond its sea and sunshine, Tenerife comes alive each year in an explosion of colour, music and tradition – its **Carnival** is considered one of the most dazzling in the world. Recognised as a Festival of International Tourist Interest, it's a celebration where creativity, joy and Canary Island culture fill the streets and capture the hearts of all who take part.

**By day**, the island's squares and streets are filled with families, live music, activities and colourful costumes for all ages.

**By night**, Tenerife unveils its most exuberant spirit – concerts, parties and open-air celebrations transform the city into an open stage for the world.



## TENERIFE: WHERE THE SEA INSPIRES

From surfing and windsurfing to kitesurfing, paddleboarding, snorkelling and diving, the island offers water experiences like no other. Here, the serene waters of the south meet the wild Atlantic energy of the north in a unique natural contrast that ensures no two moments on the ocean are ever alike.

Tenerife is so much more than a sun, sea and sand destination. It is a place where the ocean is a way of life – a place to feel the power of the Atlantic and to discover that the greatest adventures are lived among waves and reefs.





## WATERSPORTS IN TENERIFE:

An ocean of experiences

Beyond its sunshine, nature and volcanic beauty, Tenerife is a true paradise for those who love the sea.

Its warm Atlantic waters make it an exceptional year-round destination for coastal adventure – from the rush of surfing to the calm of diving beneath the surface.

Here, every wave and every descent beneath the surface tells its own story.

# SURFING:

where the waves take centre stage

**Playa de las Américas (Arona):** the most famous spot in the south of the island, bringing together surfers of all levels. It offers excellent surf schools and a vibrant atmosphere by the sea.

**El Médano (Granadilla de Abona):** known for its ever-present winds, this is the mecca not only of surfing but also windsurfing and kitesurfing. Its youthful and energetic vibe lends it an irresistible charm.

**Playa de Benijo (Taganana, north):** wild and dramatic, perfect for those who seek an awe-inspiring natural setting. Powerful waves, magical sunsets and the pure essence of the Atlantic.

**Bajamar and Punta del Hidalgo (La Laguna):** iconic northern spots for experienced surfers, defined by the Atlantic's power and a raw, elemental beauty.



# DIVING:

discover a hidden world beneath the waves

**Las Galletas (Arona):** the gateway to diving in Tenerife's south. From its harbour, boats set out towards reefs, shipwrecks, and volcanic caves hidden beneath the waves.

**Los Cristianos:** perfect for beginners, with calm shallow waters and an abundance of marine life. Turtles glide through the water as shoals of fish shimmer in the sunlight.

**El Puertito de Adeje:** an unforgettable dive where green turtles often greet divers with effortless grace.

**Radazul and Tabaiba (Santa Cruz):** timeless diving spots in the northeast, offering crystalline waters and the fascinating allure of a sunken ship lying beneath the surface in Tabaiba.

**La Catedral (Puerto de la Cruz):** one of the island's most breathtaking underwater landscapes, where volcanic rock formations rise like underwater cathedrals.

# THE ART OF SLOW LIVING

Those who come to the southwest of Tenerife aren't simply seeking a landscape, they're seeking a rhythm, a different way of feeling the world. Here, life moves in soft waves: a boat journey alongside dolphins, a walk through ravines shaped by centuries of water and lava, a meal by the sea where time seems to pause between each dish and drink.

Nature here is generous yet untamed. Just a breath away, the **Barranco del Infierno** unfolds like a sacred crevice in the mountains. Its paths, shaded by laurel forests and framed by cliffs and accompanied by the whisper of a hidden waterfall, offer an experience that feels almost spiritual. Beyond, the natural pools of **El Puertito** and the lookouts of **La Caleta** invite you to immerse yourself in tranquillity and savour the art of stillness.

And if the body craves movement, it need look no further than the sea: paddleboarding at dawn, diving through volcanic depths, sailing into the sunset, or a round of golf on the sculpted greens of **Golf Costa Adeje**. Here, everything breathes freedom.





## A CUISINE THAT TELLS CENTURIES-OLD STORIES

If there is one thing that defines Tenerife, it is its culinary traditions. Tenerife's food scene unfolds like an edible map of the island: **fiery mojos, papas arrugadas steeped in tradition**, freshly caught fish, sun-aged goat's cheese and wines produced from vines that root themselves deep in volcanic stone. From coastal restaurants to markets scented with mango, gofio and passion fruit, each mouthful tells a story of origin and identity.

Living here isn't just about inhabiting a place – it's about embracing a way of life. It's understanding that luxury isn't always found in what can be seen, but in what can be felt.





Puerto de la Cruz, Tenerife

# TALAÏA

RESIDENCES



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## THE RISE OF TALAÏA

Nestled into the landscape, Talaia feels as though it has always been there – a natural evolution shaped over time by lava, wind and salt.

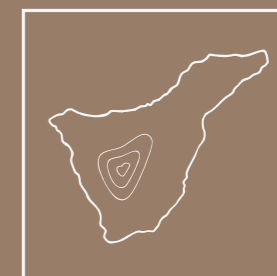
Talaia does not intrude. It emerges – rising from the earth with the discretion of what is truly authentic. Its name evokes the essential: beauty, nature and eternity. An ancient whisper, a Greek word meaning to bloom, to flourish... to live. And that is precisely what it offers.

Poised between the Atlantic and the mountains, between the wild and the serene, Talaia rises as a project conceived not merely to contemplate its surroundings, but to become part of them. Its design plays with light, its lines follow the natural lay of the land and its materials breathe in harmony with the sea air.

Each home unfolds from the landscape itself: open terracing that reaches for the sky, interiors bathed in sunlight and flowing spaces that mirror the rhythm of the ocean just beyond.

Talaia does not strive to dominate, but to belong – blending into the landscape with respect and elegance. From above, it gazes over the tides and the cliffs, where bougainvilleas climb unhurriedly towards the light. And as evening falls, it glows with the same crimson hue that sets the horizon ablaze as the sun sinks into the sea.

In a corner of the world where life unfolds without haste or noise, Talaia offers a new way of living – one that is intimate, harmonious and authentic. This is not merely a development – it is a tribute. A declaration of love for the place where it stands.



# TALAÏA - A HOME SHAPED BY LIGHT, NATURE AND WELL-BEING

In this carefully chosen setting, Talaïa redefines the balance between comfort, nature and design. The project unfolds in a harmonious composition of six buildings, arranged across four lines that blend elegantly into the landscape.

The development comprises a total of 232 homes, 253 parking spaces and 232 storage units – all designed to meet the needs of contemporary living.

However, what truly sets this project apart are its shared spaces: landscaped gardens for enjoying a leisurely stroll, pools that restore the body and soul, a spa where time slows to a whisper, a gym, children's play areas and communal spaces that nurture a sense of community and well-being.

The interior layout has been carefully designed, combining vehicle and pedestrian access to ensure ease of movement while maintaining both aesthetic harmony and functionality.

The development's terraced design follows the natural contours of the land, ensuring each home enjoys the finest orientation, exceptional views and an abundance of natural light. A vision conceived to offer a way of living defined by calm, light, space and a close connection to Playa de Ajabo.

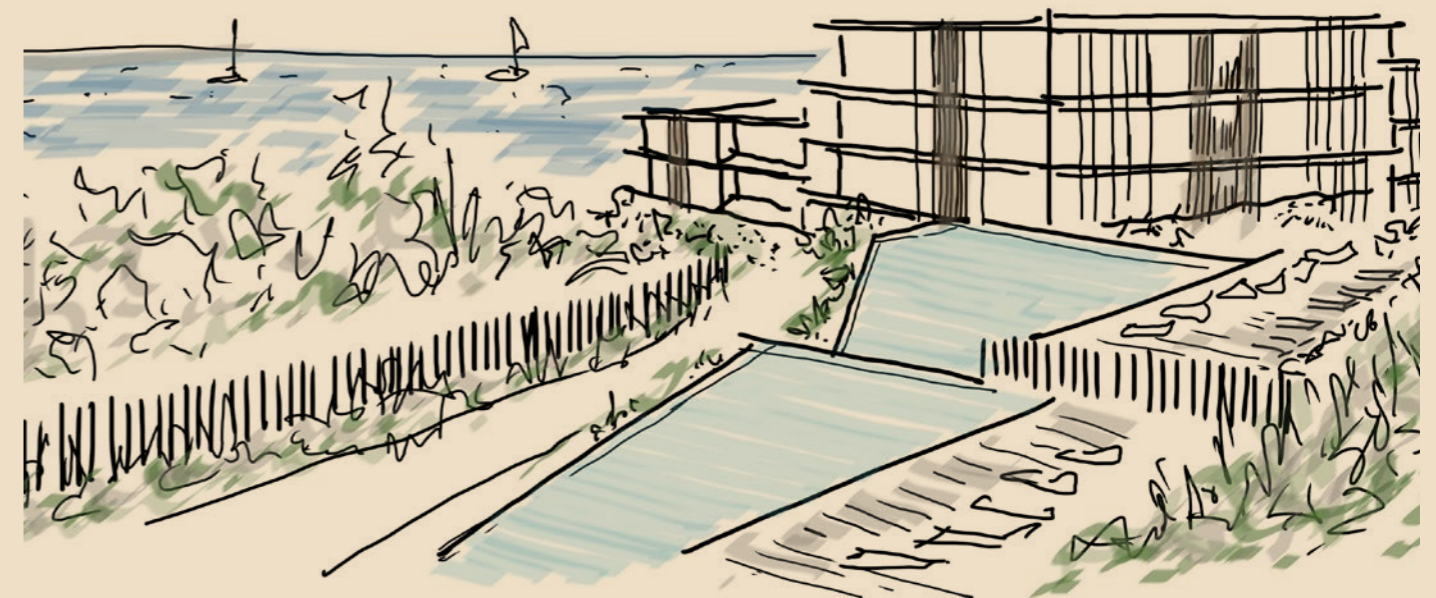
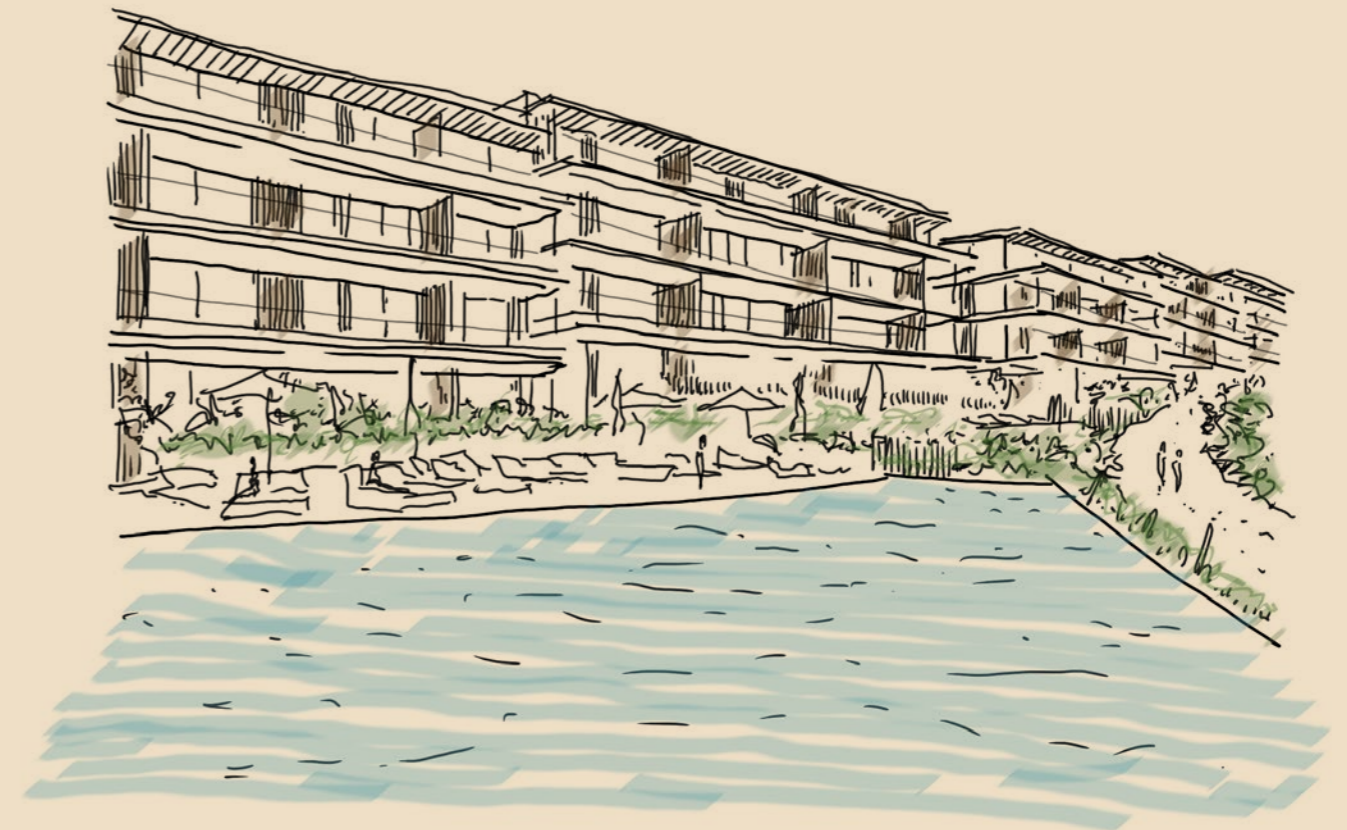




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# TALAÏA RESIDENCES UP CLOSE

## A privileged setting

Set in a unique corner of Adeje, Talaïa looks out over the horizon from a truly privileged location. To the north, it connects to Avenida de la Galga, linking directly to the town's main services; to the east and west, it is framed by green spaces; and to the south, it looks directly out onto Playa de Ajabo. The architectural design takes advantage of the land's natural slope to offer clear sea views and a seamless integration with the surrounding landscape.

## Façades that are shaped by light

The exterior design combines purity and warmth. White walls mirror the brightness of the sky and sea, while touches of wood add texture and a sense of closeness. Volcanic stone in walls and gardens roots the architecture in the island's essence. The façades open out onto the sea through oversized windows and transparent balustrades, flooding the interiors with natural light. Terraces and pergolas extend the living spaces outwards, creating natural shade and effortless comfort.

## Shared spaces designed for well-being

The heart of Talaïa lies in its shared spaces, thoughtfully designed for calm and connection. Three pools – two for adults and one for children – seem to spill into the horizon, blurring the line between water and sea. A spa and wellness area, gym and lush gardens filled with native plants complete the space, shaped through thoughtful landscaping that cultivates serenity and a sense of immersion in nature.



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## Living in dialogue with the sea

Talaia is more than a residential development – it's a way of life. Its homes blur the lines between interior and exterior with private gardens and terraces that open out onto the horizon. The architecture, serene and contemporary, speaks to the landscape, allowing light and sea to take centre stage in every home.

## Homes crafted with you in mind

Each home has been meticulously designed to maximise space, light and comfort. Open-plan living-kitchen spaces – the true heart of daily life – spill out naturally onto terraces that reach towards the horizon. Master bedrooms with en-suite bathrooms ensure privacy, while the remaining spaces offer functional layouts and feature thoughtful details such as laundry areas.

Some homes are further elevated with private gardens and pools. All homes are finished with high-quality materials that bring together elegance, durability and lasting comfort.



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## SHARED SPACES THAT FOSTER WELL-BEING AND A LIFE IN STEP WITH NATURE



The way the buildings are positioned creates a generous communal area right next to the Barranco de las Barandas, opening seamlessly to the sea. This space forms the main leisure area of the development, designed to offer relaxation and recreation in a natural setting.



The outdoor pools, with separate areas for adults and children, lead onto a sun terrace that connects directly with the other communal spaces. Every detail has been meticulously designed to enhance residents' comfort and sense of community.



The complex also features an interior space of approximately 280 m<sup>2</sup> dedicated to well-being. It includes a wellness room, sauna, Turkish bath, heated indoor swimming pool, changing rooms and a gym. All of these spaces are arranged around a south-facing sunken courtyard that floods the interiors with natural light and creates a seamless connection to the exterior landscape.



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# WHERE LIFE AND LANDSCAPE MEET

Conceived as a calm and secure enclave, the development unites architecture and landscape in perfect harmony. Its perimeter is shaped by slender vertical forms that protect privacy while keeping the views open.

Within, winding footpaths weave between buildings, linking homes, gardens and communal areas, while vehicles follow their own route – ensuring tranquillity and ease for everyday living.

Vehicle access is located along the western edge, next to a large landscaped area, leading to four underground car parks – one beneath each building. A discreetly positioned security booth at the main entrance ensures the safety of all residents.

Three pedestrian entrances connect the development to its surroundings: one at the heart of the site, another leading to the pedestrianised street on the east side, and a third providing direct access to Playa de Ajabo – allowing for an effortless escape to the sea at any time.

Beside each entrance, bicycle stands and parcel lockers accommodate the needs of modern-day living. A main walkway weaves between the landscaped gardens and the pool area, connecting all entrances and uniting the development in a single, flowing space.

To the south, a landscaped embankment between two rows of buildings becomes a natural meeting point – a sunlit space where levels and lives meet, inviting you to pause, converse, or simply take in the breathtaking vistas.

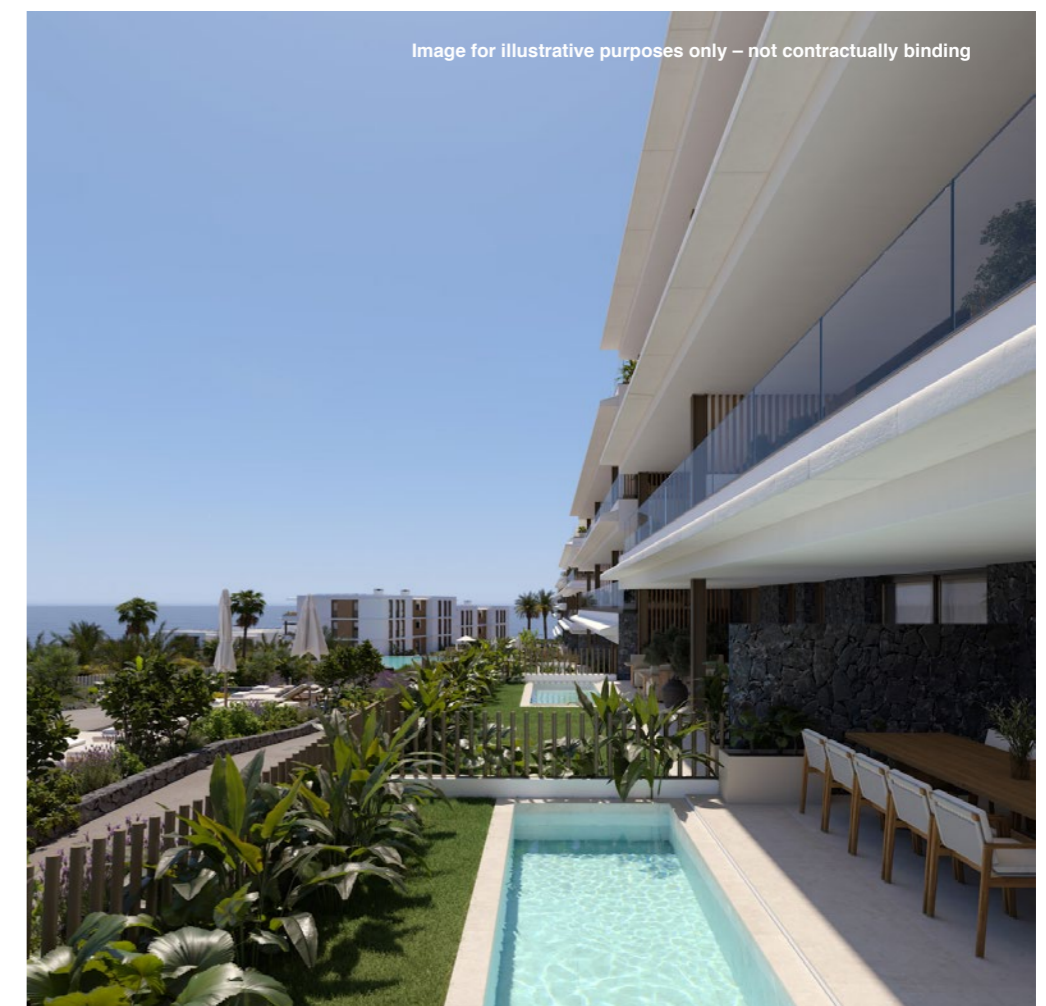




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Contemporary architecture and design carefully crafted for you.

The project's aesthetic is born from a delicate balance between tradition and modernity. Each building is finished in carefully selected local materials that speak to the landscape and celebrate the island's character. Contemporary, enduring and low-maintenance construction methods ensure longevity – designed to stand the test of time without compromising on design.

Clean, functional lines define the architecture, creating a contemporary aesthetic of calm and refined elegance.



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# SUSTAINABILITY AND ENERGY EFFICIENCY

Deeply committed to the environment, we create sustainable, energy-efficient projects that will enhance your quality of life:

- Each home is designed with efficiency in mind – maximising orientation, views and thermal comfort while ensuring generous natural light throughout the interior spaces.
- Our projects blend seamlessly into their surroundings – in well-connected locations that encourage sustainable mobility and boast easy access and environmentally conscious communal spaces.
- We employ advanced, efficient construction methods to enhance living comfort, placing a particular focus on thermal and acoustic insulation.
- Energy efficiency lies at the heart of every home we design, incorporating high-end specifications and state-of-the-art solutions to deliver real energy savings. Solar panels, for example, integrated into the rooftops reduce energy consumption and minimise direct CO<sub>2</sub> emissions, contributing to cleaner, more sustainable living.
- Our renewable and sustainable energy solutions include air-source heat pumps for domestic hot water and high-efficiency heat pumps for climate control, delivering enhanced energy performance and measurable reductions in household energy costs.
- We promote sustainable water consumption.
- Our homes are designed with health and well-being in mind, featuring high-quality lighting, motion-sensor systems at entrances to reduce energy consumption, as well as advanced air ventilation and temperature control systems for optimal comfort.
- We foster efficient and sustainable mobility in our shared spaces which are equipped with pre-installation points for charging electric vehicles.



#### + SAVINGS

Reduced consumption and less maintenance



#### + WELL-BEING

Light-infused with top-tier thermal and acoustic comfort



#### + VALUE

Increased property value



#### - CONSUMPTION

Savings in utility bills



#### - NOISE

First-rate acoustic insulation



#### - CO<sub>2</sub>

Lower emissions to protect our planet

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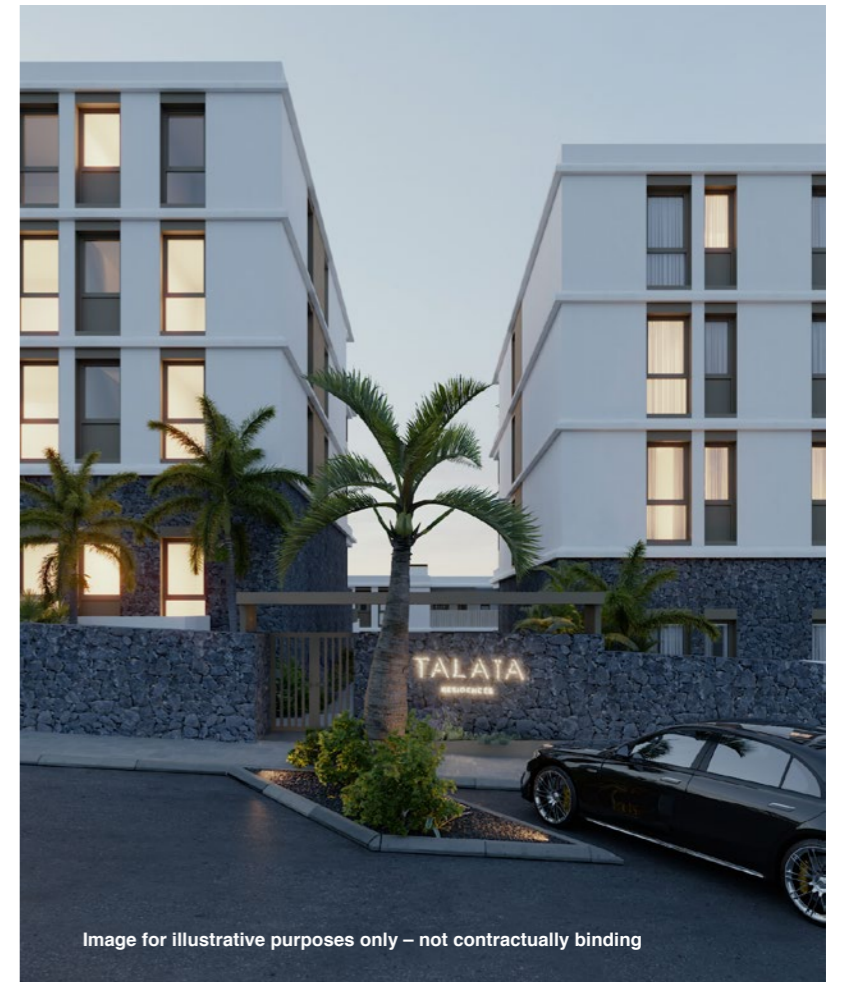


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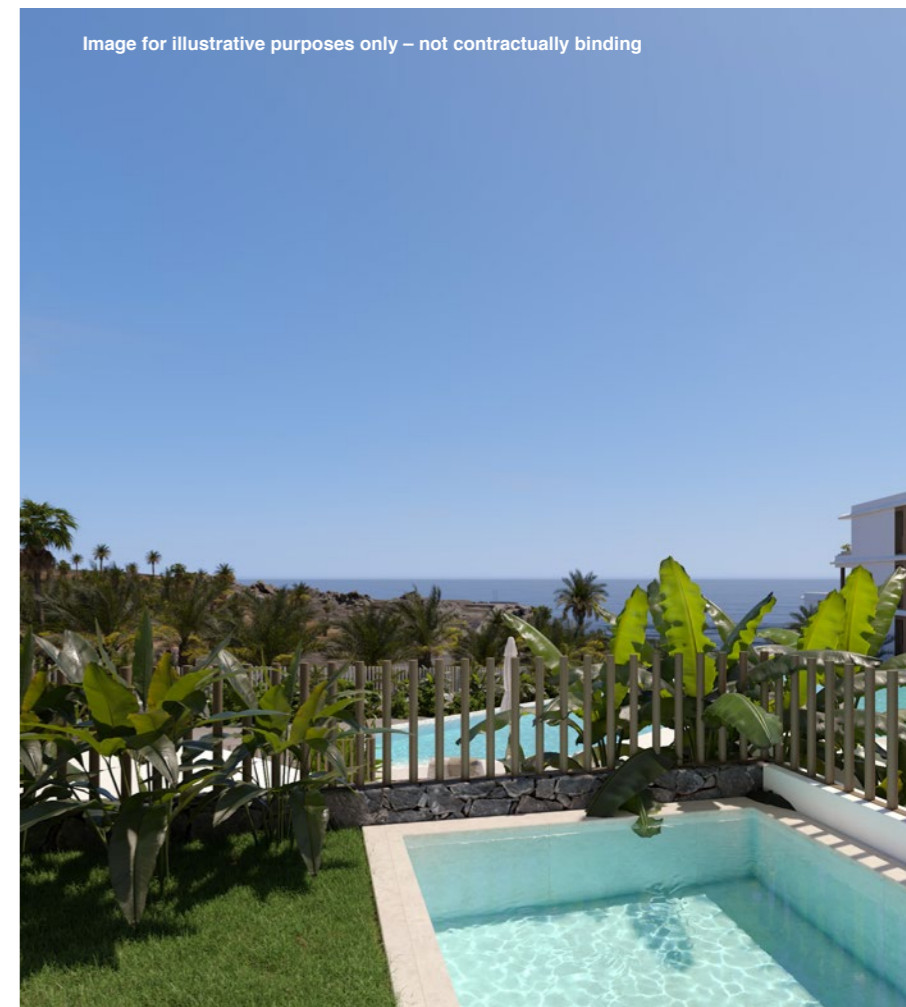


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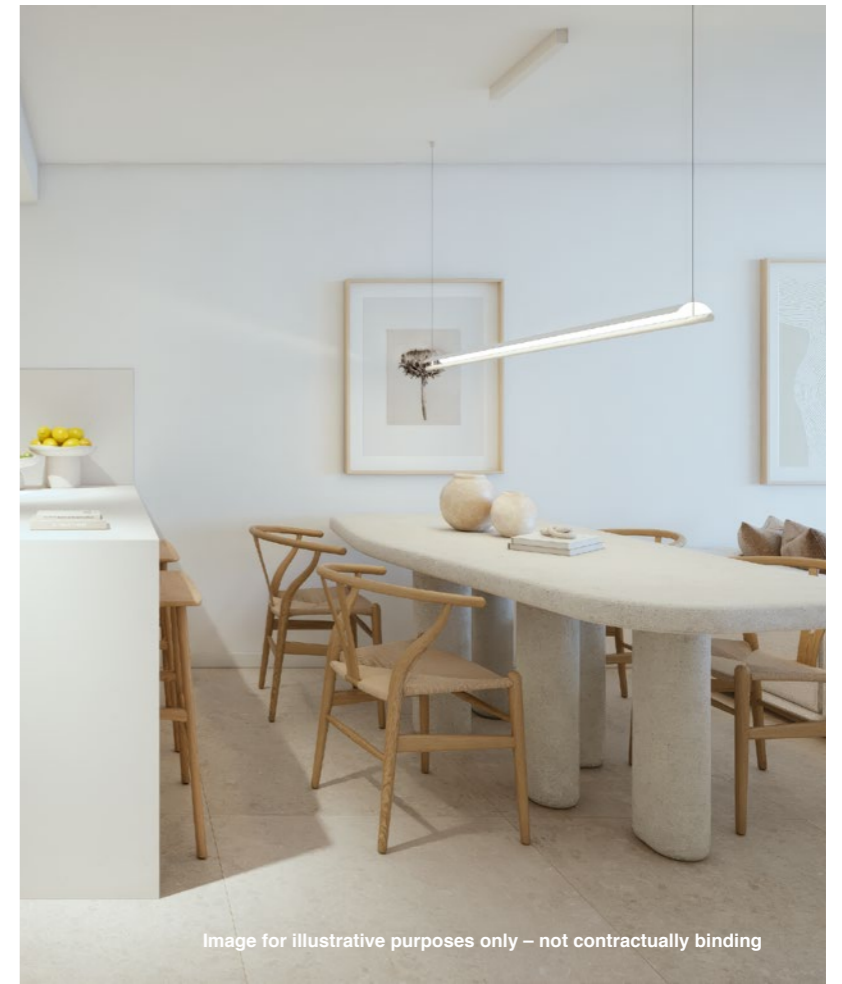


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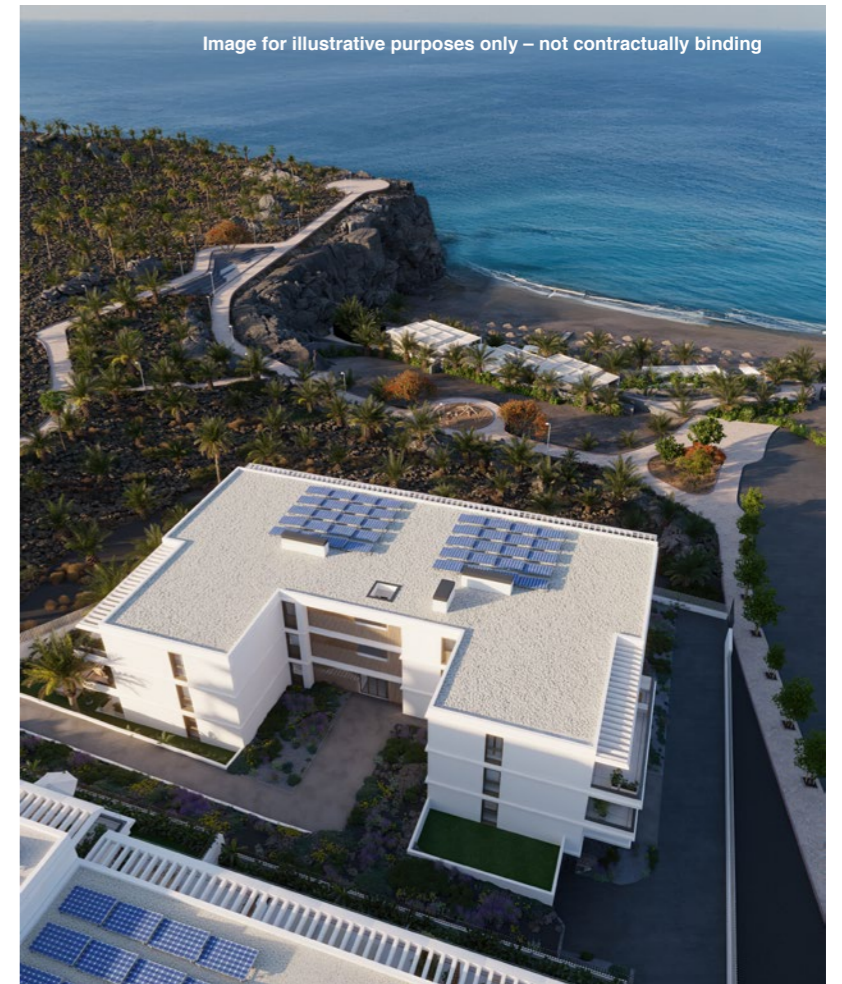
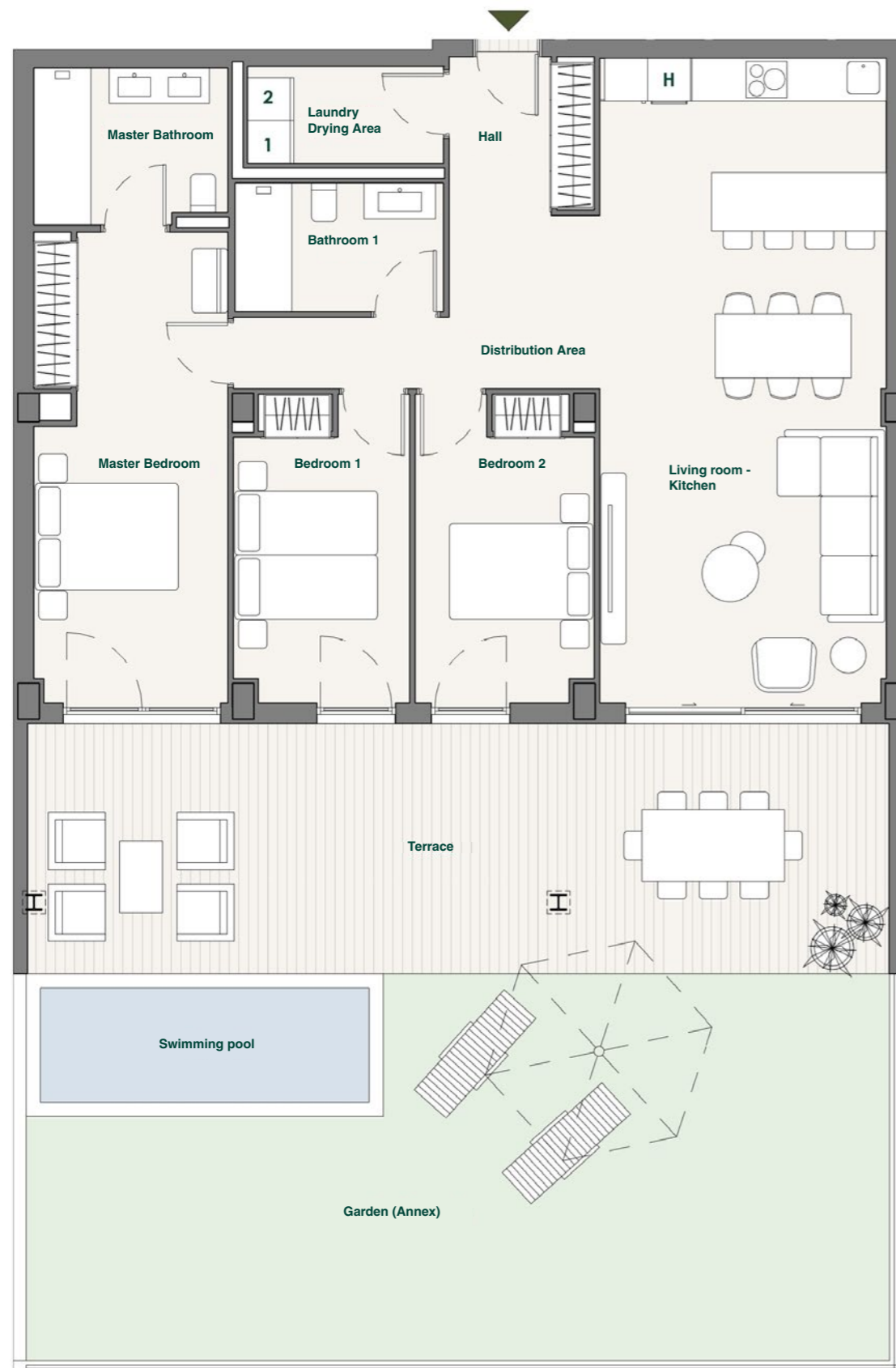


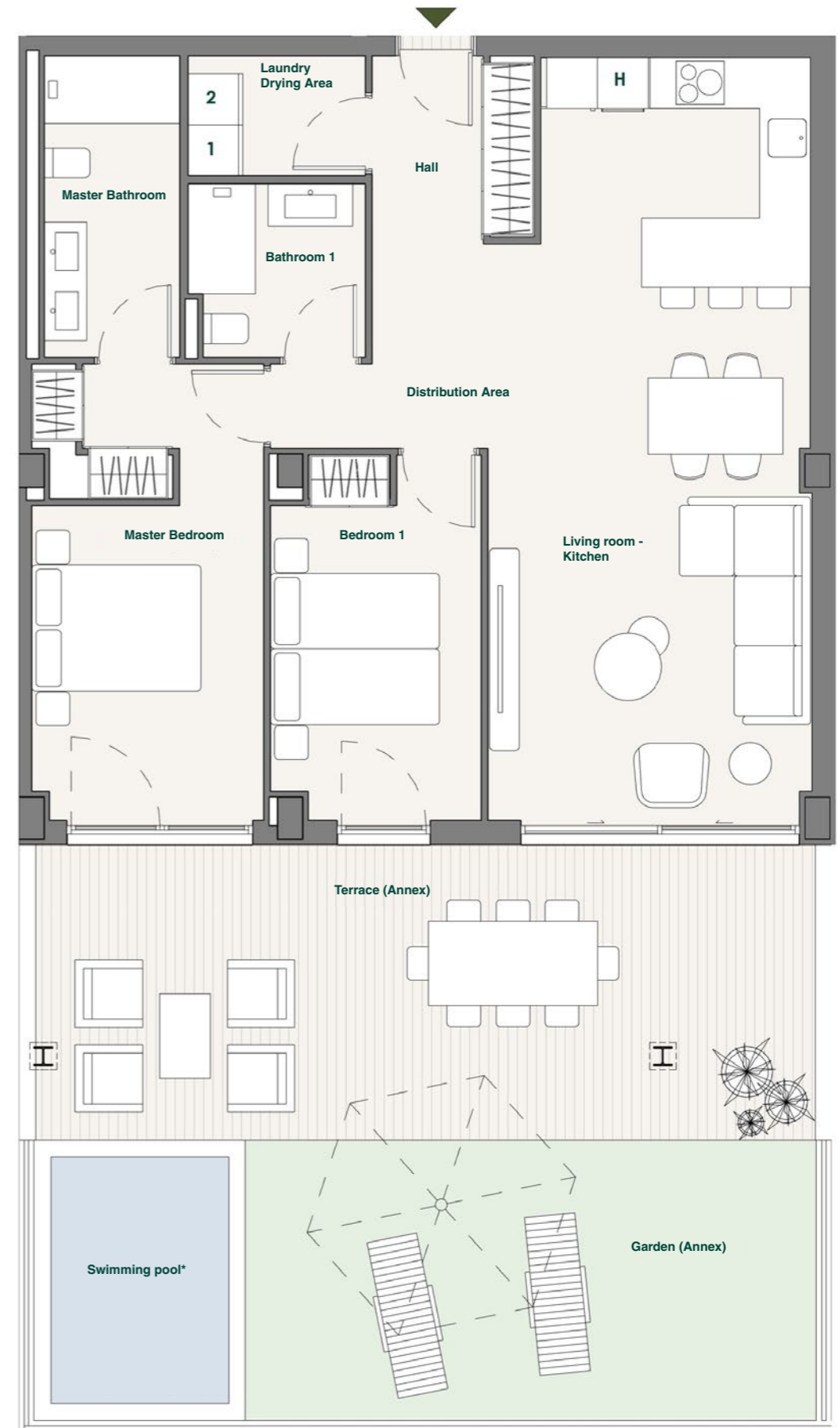
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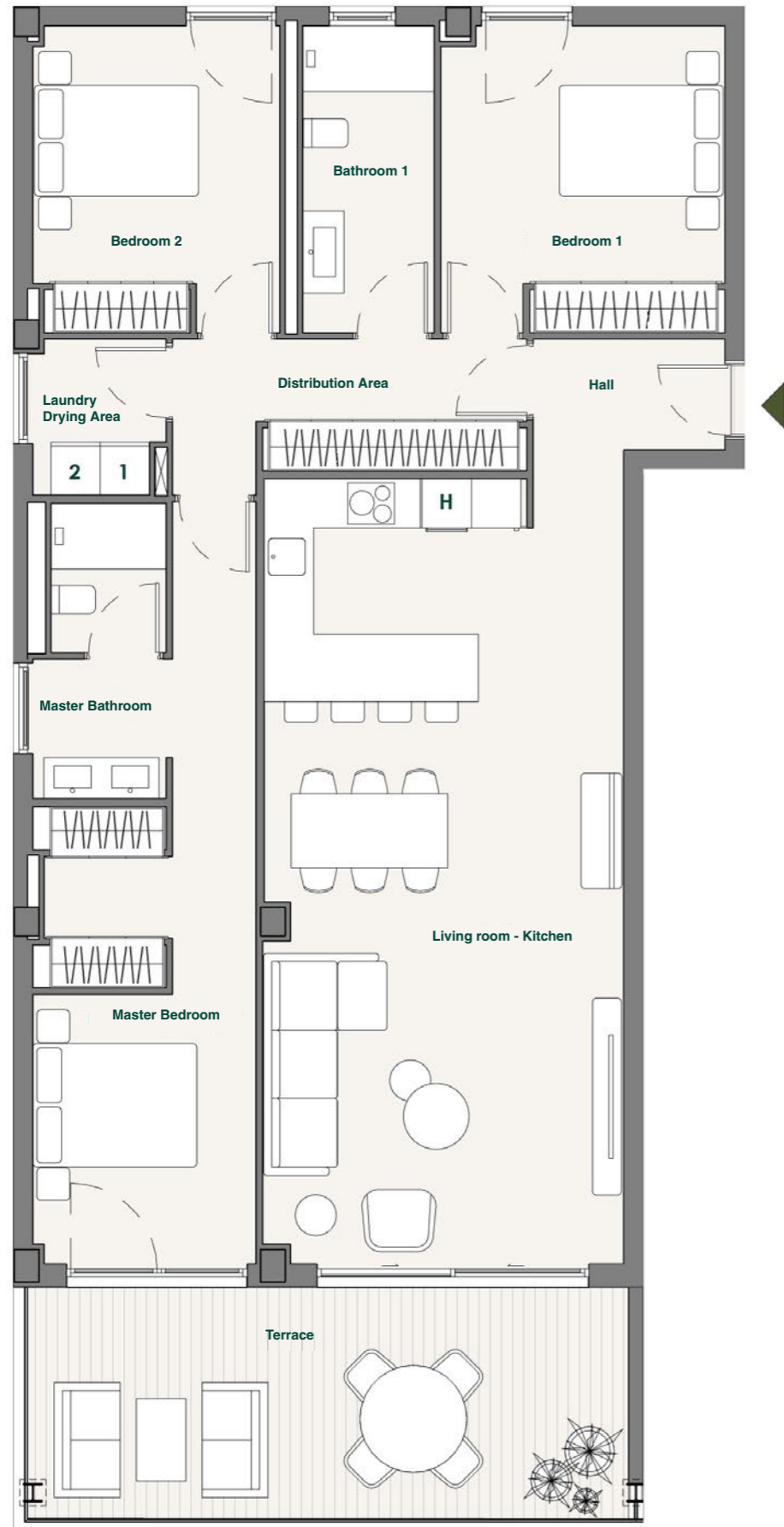
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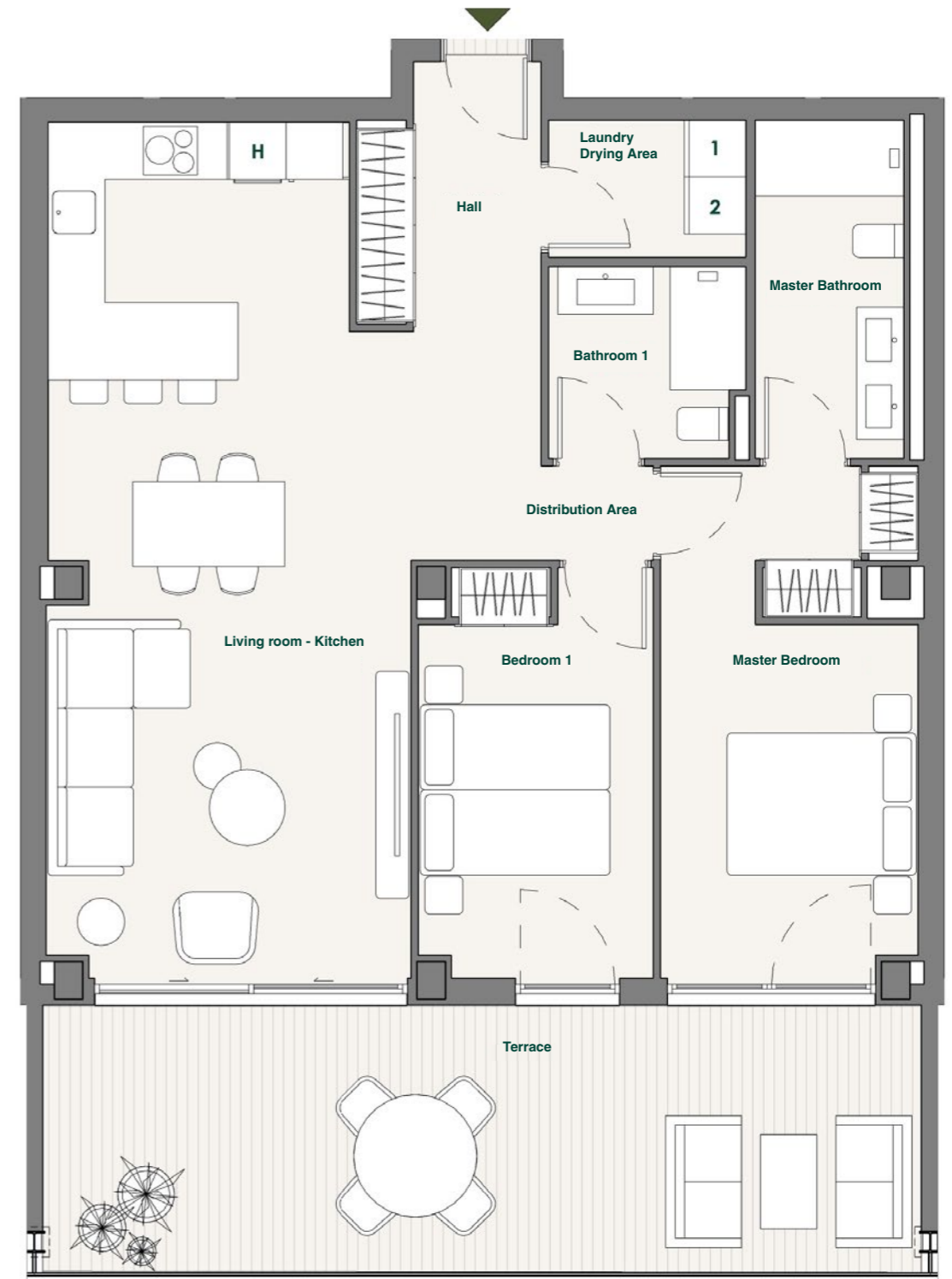
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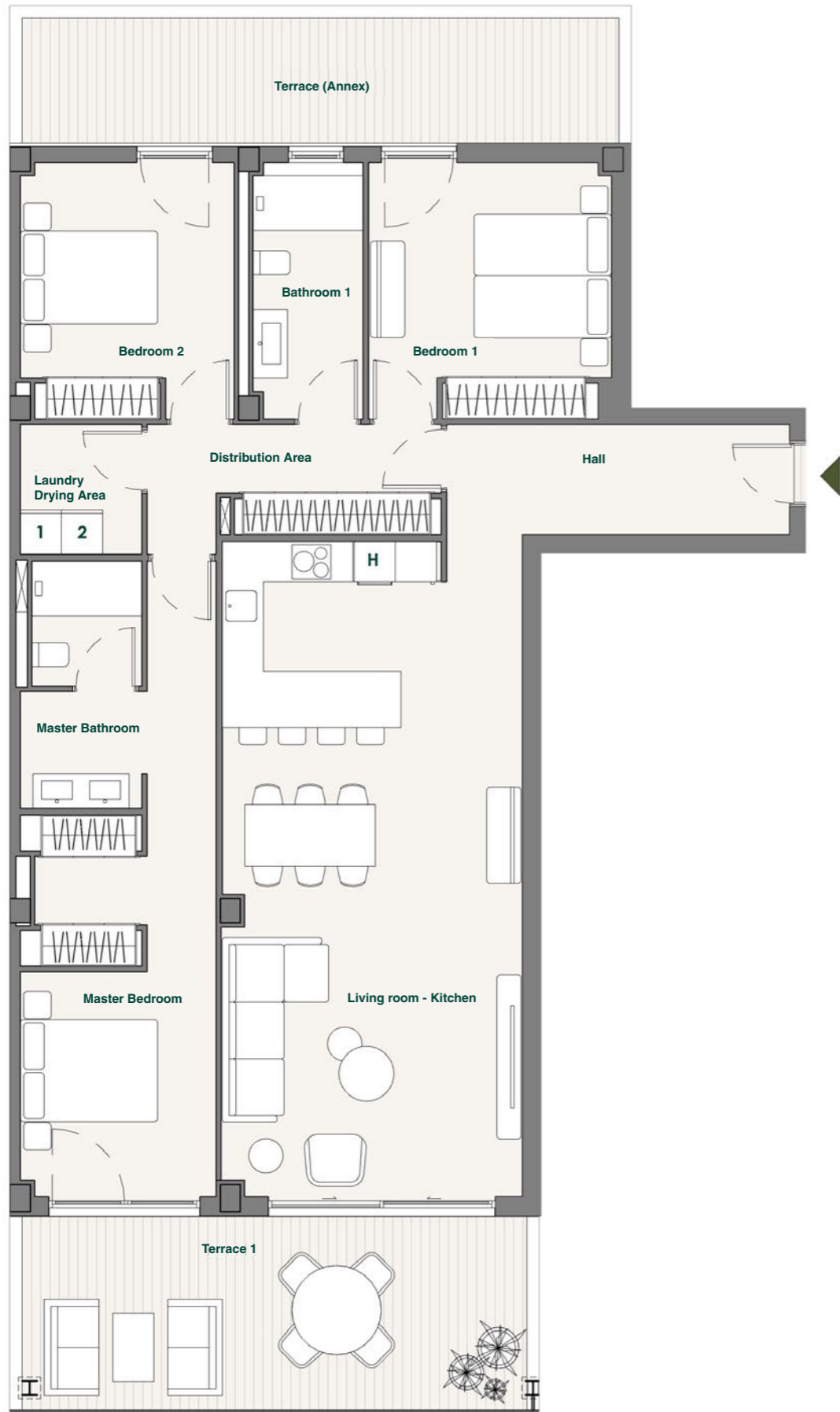
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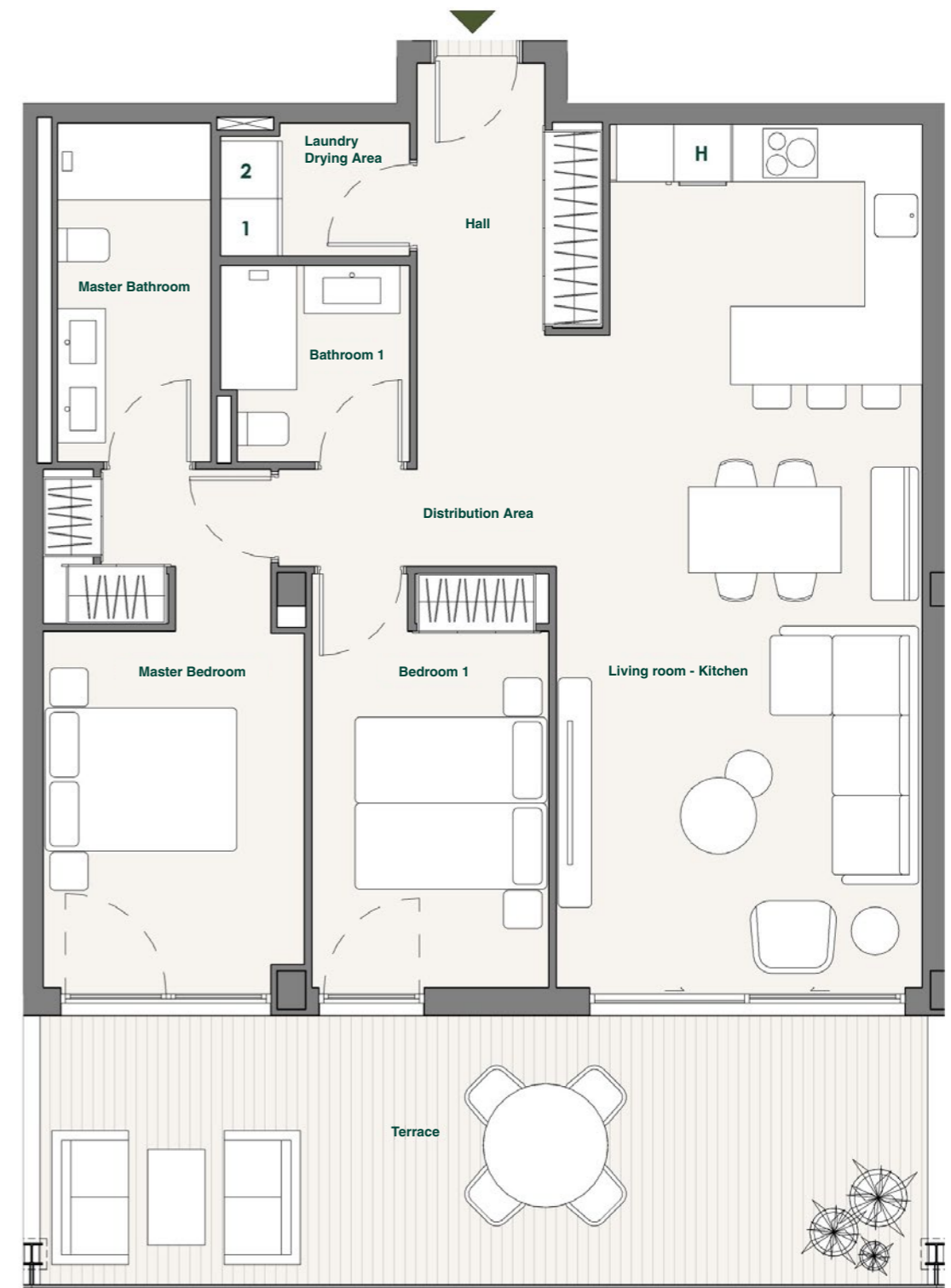
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E2-P1-1B



E3-P2-1A



E3-P2-1B



Avenida de la Galga No4  
38678 - Adeje (Callao Salvaje)  
Santa Cruz de Tenerife

+34 634 683 765

All the information contained in this document has been prepared based on the Preliminary Project for the property or, where applicable, on its Design Project (Proyecto Básico). Accordingly, it is neither final nor contractually binding and may be subject to change until the drafting of the Final Construction Drawings (Proyecto de Ejecución).

The infographics are for illustrative purposes only; decoration, landscaping and furnishings are not included in the properties offered for sale.

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Commercialises

**CBRE**

# TALAÏA

RESIDENCES

DISCOVER THE ISLAND'S  
BEST-KEPT SECRET.

28°07'44.3" N  
16°46'49.3" W



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Image for illustrative purposes only – not contractually binding