

MAIROS CRI

VILLA GRACE

Prestige Tenerife Property for Sale



WHAT WE DO

Mairoscri Developments specialise in niche luxury real estate development projects in the Canary Islands providing investors with off-market, high yield return on investments whilst delighting our clients with luxurious living, iconic designs, and high quality materials.

With a commitment to delivering extraordinary residences, we curate the epitome of luxury living experiences in the enchanting island of Tenerife.

You're a step closer to owning your dream island home.

Our expert team of architects, designers, and real estate professionals craft prestigious properties that embody sophistication, innovation, and comfort.

Whether seeking a lavish villa overlooking the azure ocean or a contemporary penthouse in the vibrant cityscape, Mairoscri Developments ensure an exceptional journey towards acquiring your dream home in this idyllic paradise.



VILLA GRACE

ocean views

Discover luxury living at its finest in this extraordinary property in Costa Adeje, Tenerife.

Experience the pinnacle of luxury living in this extraordinary property.

With a spacious open terrace, BBQ zone, firepit, and a garden offering clear ocean views, it's a paradise for relaxation and entertainment. Three parking spaces, including a garage, ensure convenience. The 4 bedrooms and 4 bathrooms provide ample space for family and guests, while a private gym, a cinema and a games room.

The pièce de résistance is the private heated pool, inviting you to indulge in pure bliss.

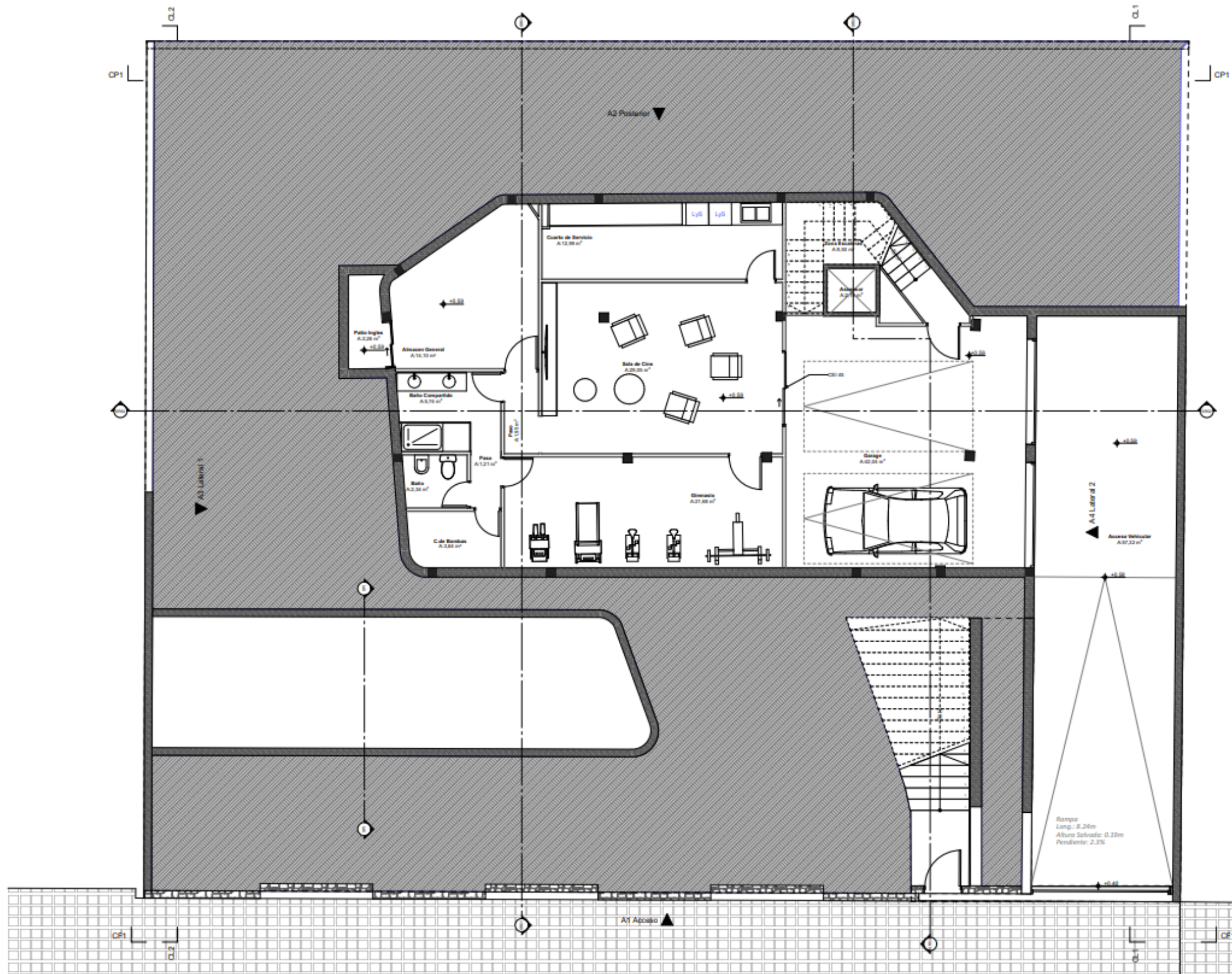
This is an unrivaled opportunity to own an exquisite home that surpasses all expectations.





LOWER GROUND LEVEL

Entertainment & Leisure Level



LOWER GROUND LEVEL	SUR. UTIL M2	BUILT AREA M2
General Warehouse	14,10	
Elevator	2,10	
Bathroom	2,34	
Shared Bathroom	5,74	
Service Room	12,99	
Garage	42,04	
Gym	21,68	
Passage	3,16	
Cinema	29,05	
Pump Room	3,64	
Stairs Area	9,50	
TOT. LOWER GROUND L.	145,51	157,95





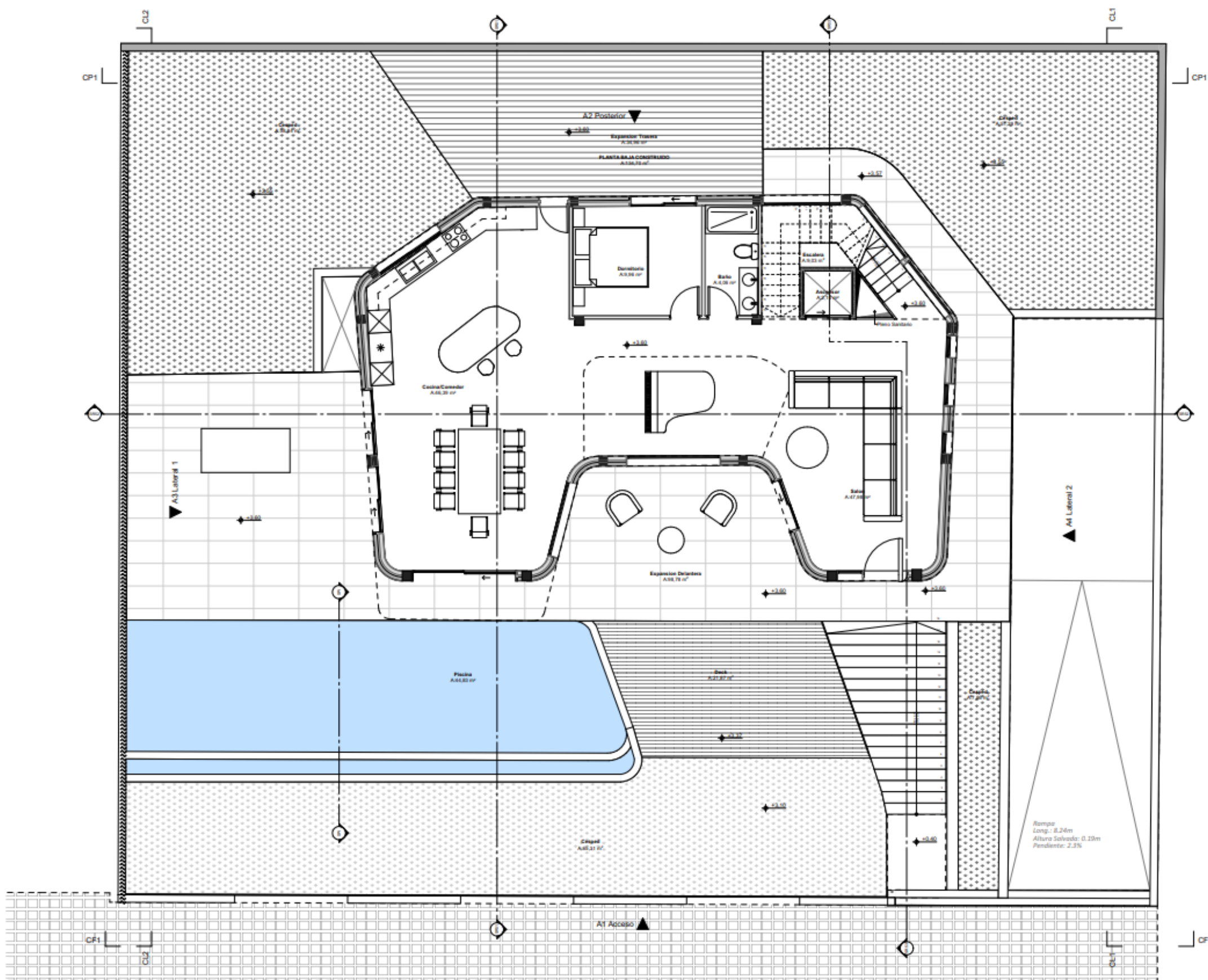






GROUND FLOOR

Open-space kitchen & lounge



GROUND FLOOR	SUR. UTIL M2	BUILT AREA M2
Kitchen/Dining Room	46,39	
Elevator	2,10	
Bathroom	4,06	
Bedroom	9,96	
Stairs	9,03	
Lounge	47,98	
TOT SUR. GROUND FL.	119,52	134,70







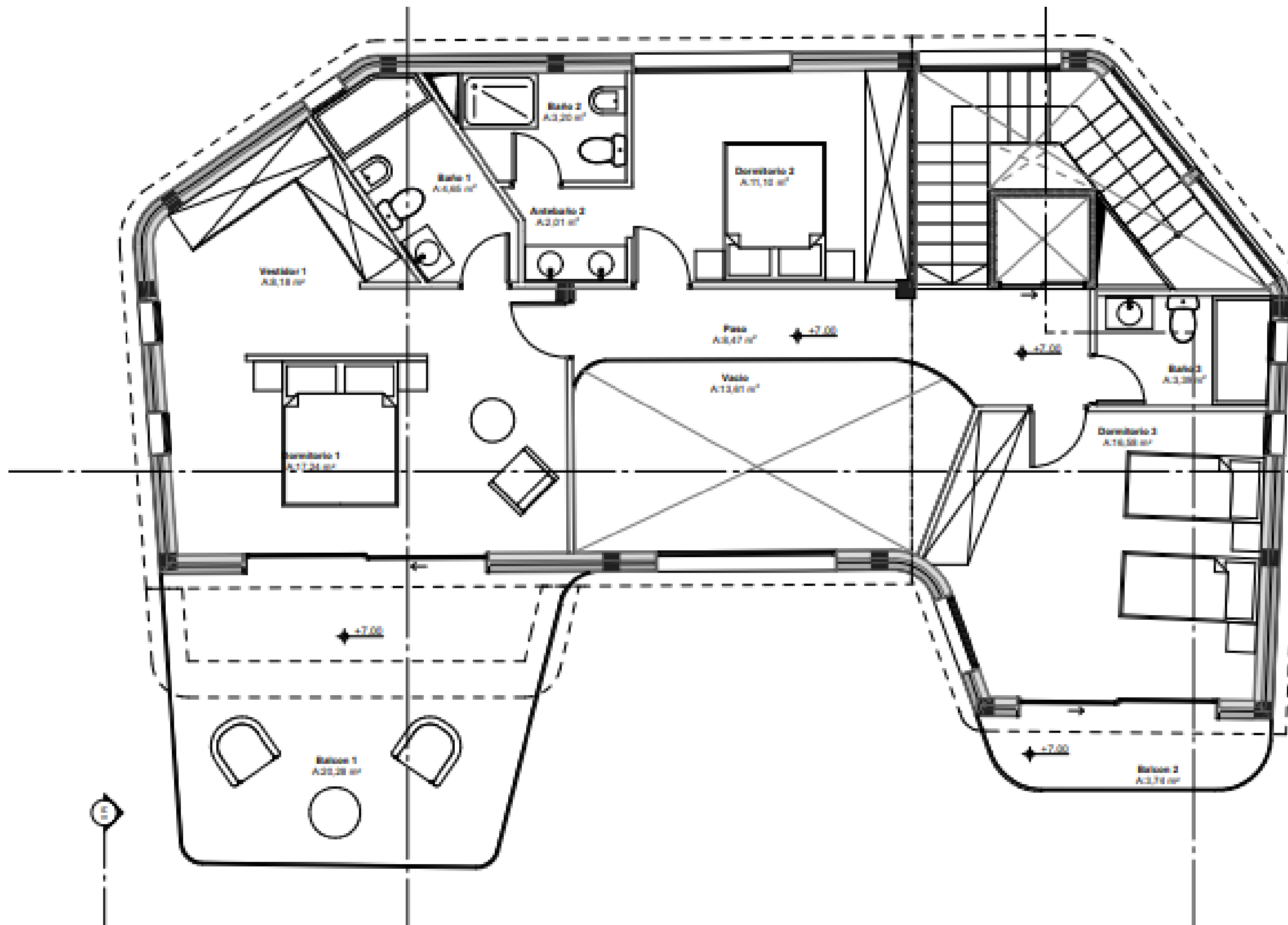






FIRST FLOOR

bedrooms & ensuite



FIRST FLOOR	SUR. UTIL M2	BUILT AREA M2
Restroom 2	2,01	
Bathroom 1	4,65	
Bathroom 2	3,20	
Bathroom 3	3,39	
Bedroom 1	17,24	
Bedroom 2	11,10	
Bedroom 3	16,58	
Corridor	8,47	
Dressing room 1	8,18	
TOT SUR. FIRST FL.	74,82	100,50













LOCATION

Calle Navarra, 25
Urb. Roque del Conde
38660, Adeje
Tenerife, Spain

Cadastral Reference:
2286012CS3028N0001AW

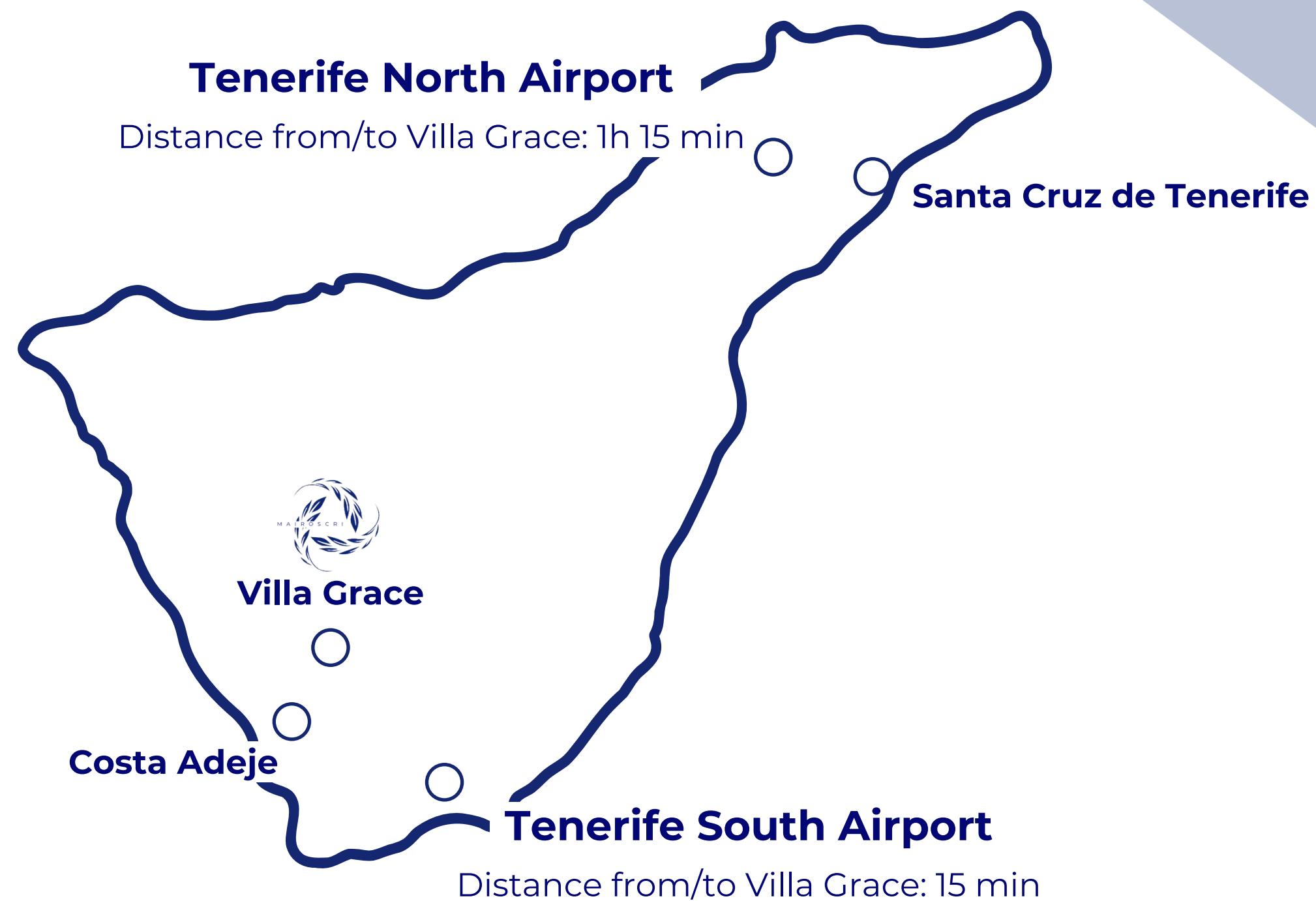
Architect:
Sebastian Estrella

Construction:
Mairoscri Construction

Plot: **632 m2**

Built: **400 m2**

Living: **395,50 m2**







GOBIERNO
DE ESPAÑA

MINISTERIO
DE HACIENDA
Y FUNCIÓN PÚBLICA

SECRETARÍA DE ESTADO
DE HACIENDA

DIRECCIÓN GENERAL
DEL CATASTRO

CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE

Referencia catastral: 2286012CS3028N0001AW

DATOS DESCRIPTIVOS DEL INMUEBLE

Localización:

CL NAVARRA 21 Suelo UD 13-20

38670 ADEJE [COSTA ADEJE] [S.C. TENERIFE]

Clase: URBANO

Uso principal: Suelo sin edif.

Superficie construida:

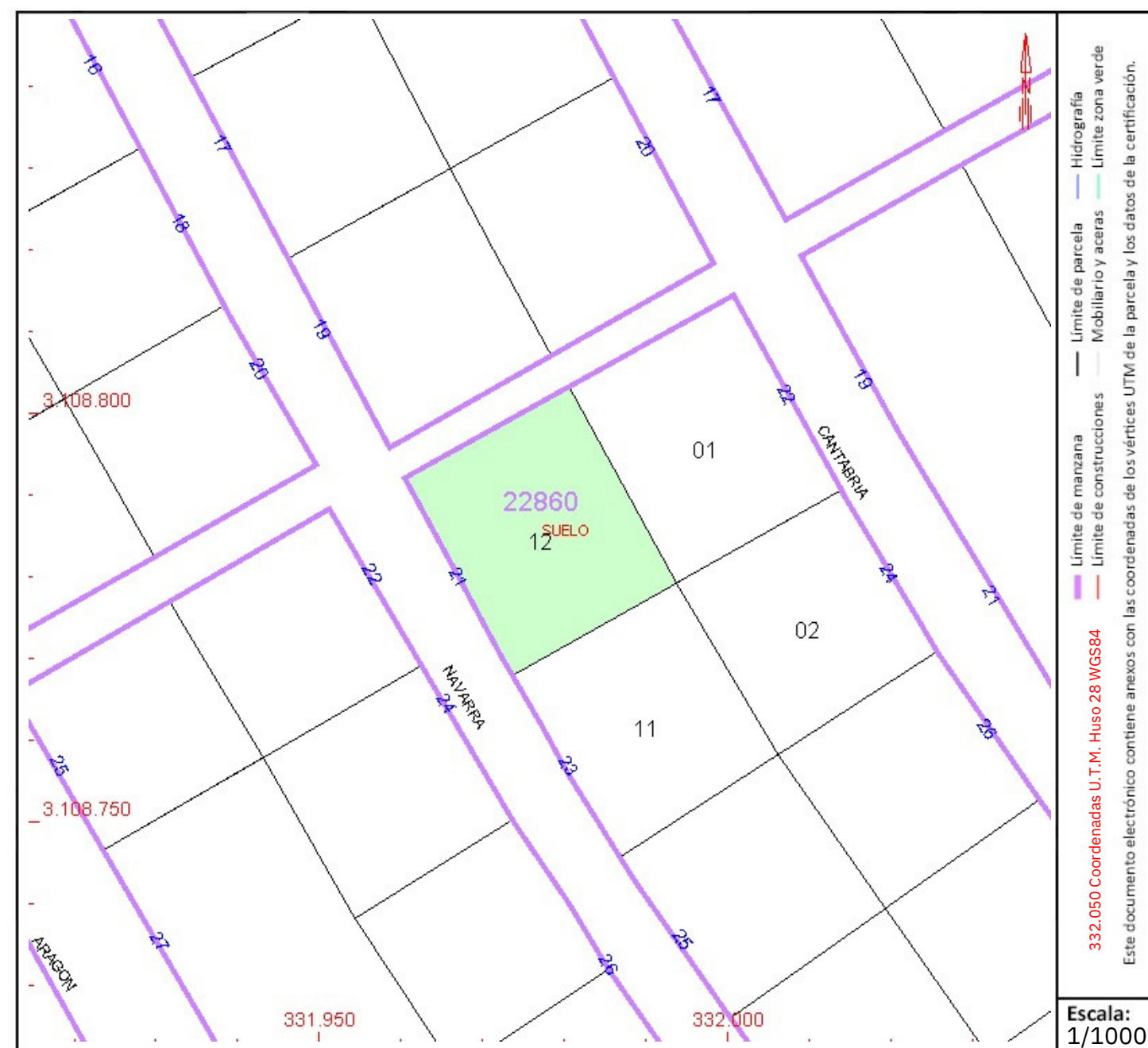
Año construcción:

PARCELA

Superficie gráfica: 632 m2

Participación del inmueble: 100,00 %

Tipo:



Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del "Acceso a datos catastrales no protegidos de la SEC"



BUILD CHARACTERISTIC

- Plot size: 632 m2
- Living space: 395.5 m2
- Open space Terrace + BBQ Zone + Firepit
- Garden
- Clear ocean view
- Garage
- 4 Bedrooms
- 4 Bathrooms
- Gym
- Cinema + a Games Room & Bar
- Private heated pool
- NIGHT Light Scenarios
- High-quality large format tiles (Lamborghini Quality Tiles)





PLACES OF INTEREST

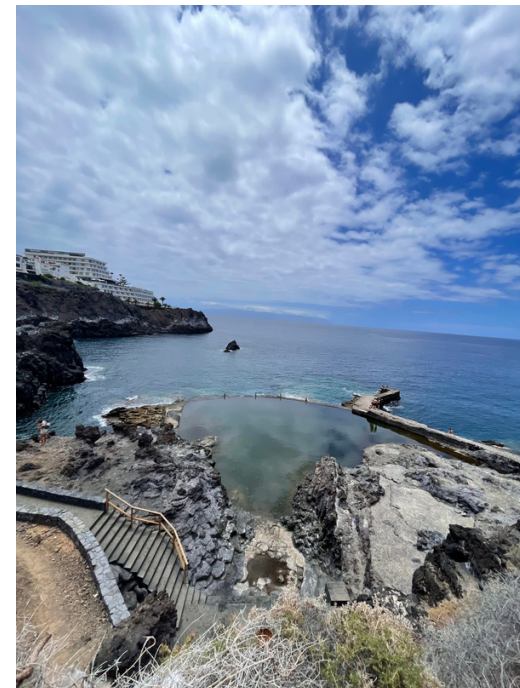
Cities and Historic Villages

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



Beaches

- Puerto de La Cruz
- El Medano
- Playa Abama
- Las Americas
- Los Gigantes
- Los Cristianos
- La Caleta



Attractions

- Loro Parque
- Siam Park
- Whales and Dolphins Boat Excursions
- Quads Excursions
- Karts Racing
- Jet Skis
- Submarine Drive



Natural Parks

- La Esperanza
- Anaga
- Teno
- Las Mercedes



GOLF CURSES

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





GASTRONOMIC EXPERIENCES

- Kensei
- Char
- Bloom
- Donaire
- La Vieja
- Meson Los Gemelos
- Taberna Vasca Txupinazo





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