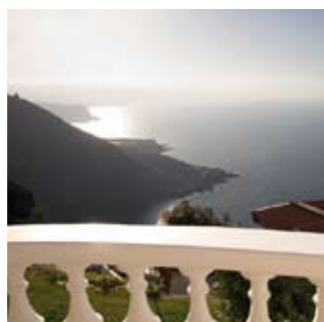
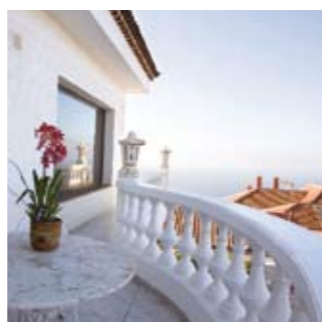
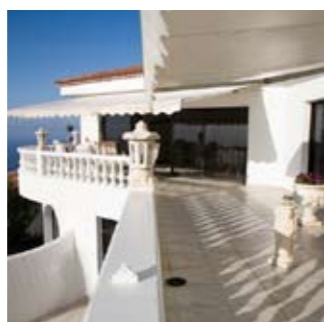
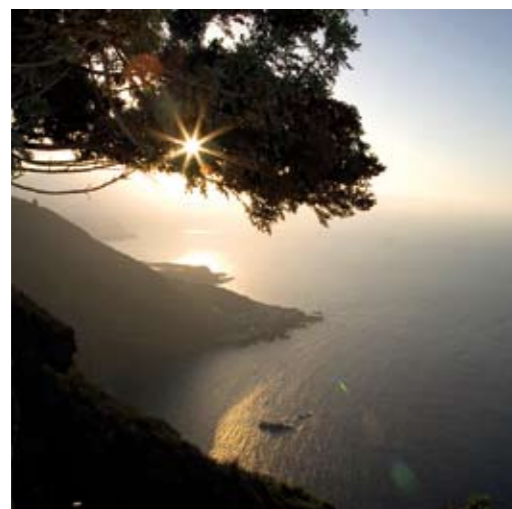




*Villa Cristobal
Puntillo del Sol
Tenerife*





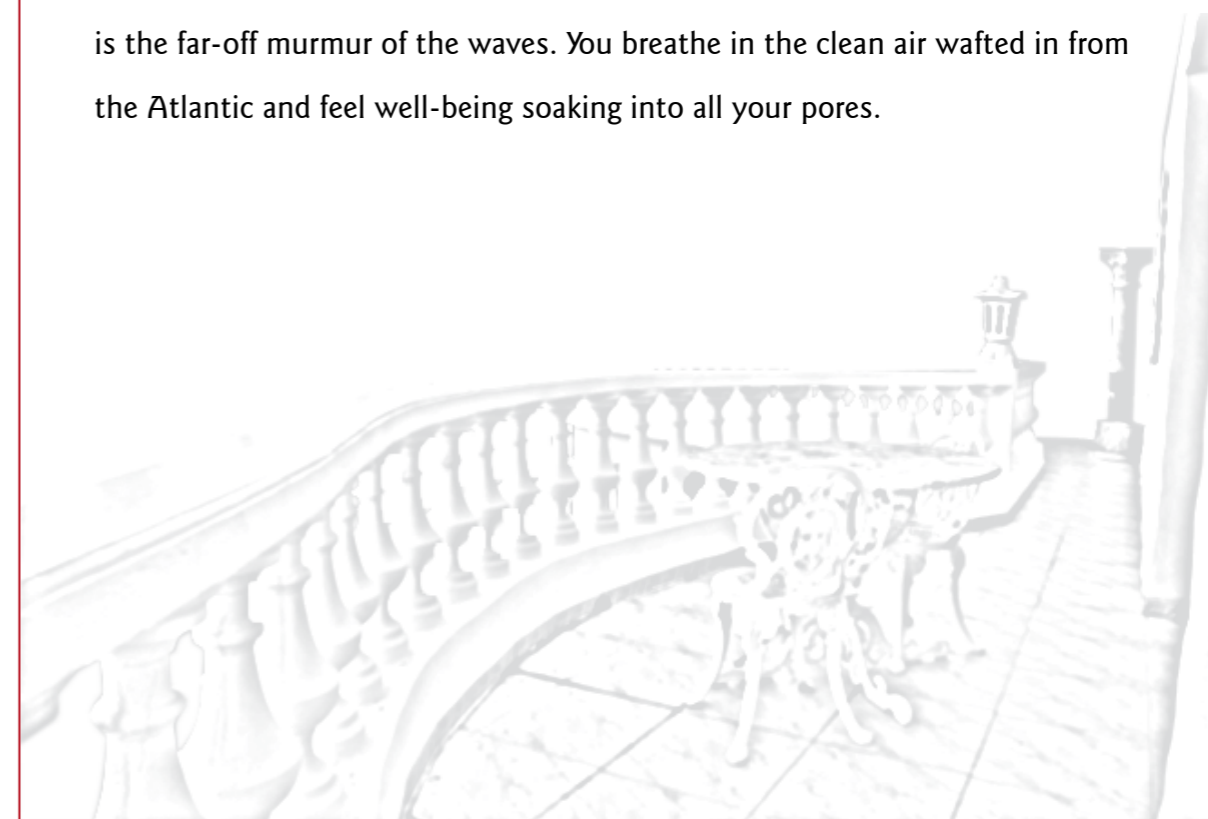
Villa Cristobal Tenerife

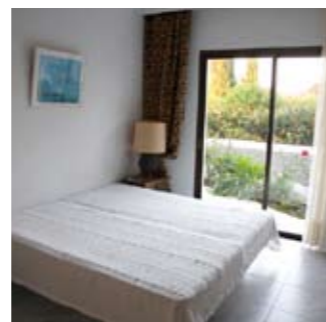
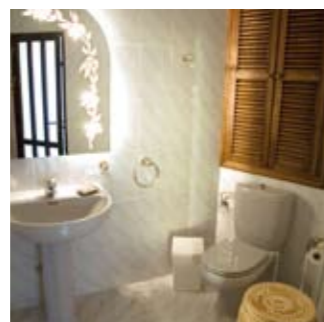
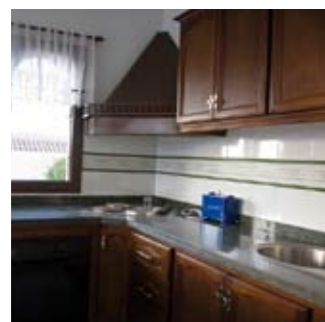
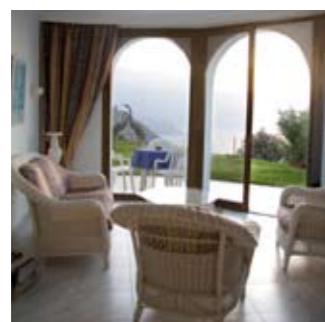
This generously proportioned, airy villa on Tenerife's north coast offers a unique advantage: guaranteed sunshine. Located exactly on the sunniest spot in the area, there are more sunny days per year here than in any other place roundabout. Not for nothing is it known as „Puntillo del Sol“, the „sunny site“.

Finished in elegant style, the house fulfills today's need for beauty, expressed in distinctive, simple shapes. The dominant colour is white; rounded, curving shapes are the viewers first impression, but with room for creativity.

The mild climate, the variety of the native flora and its proximity to both the mountains and the sea, allow you to spend your time in one of the most enchanting areas of the civilised world.

Neither the noise of traffic nor the roar of aircraft trouble one, the only sound is the far-off murmur of the waves. You breathe in the clean air wafted in from the Atlantic and feel well-being soaking into all your pores.





The Property

Ground Floor

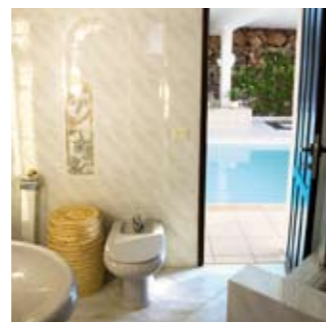
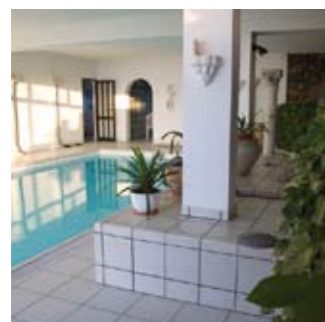
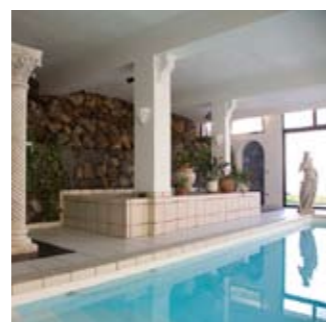
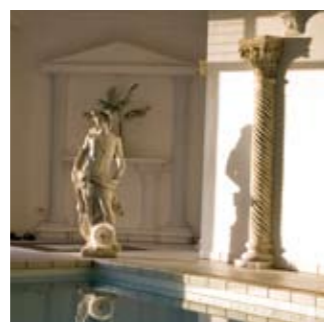
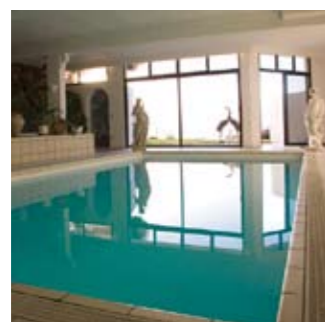
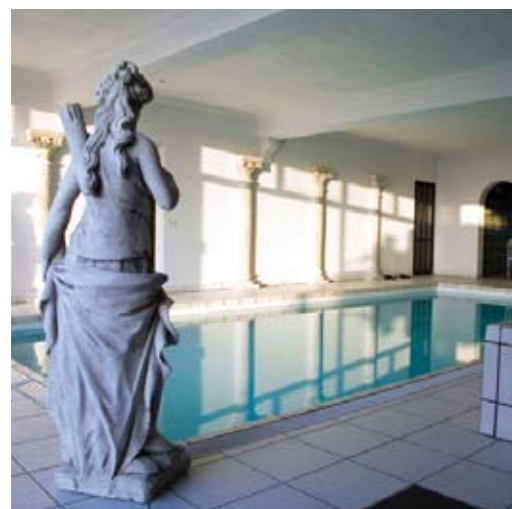
Entering the house from garden level, you find yourself in the **guest apartment** on the ground floor. The living area is fronted by large, glass doors allowing the Atlantic Ocean and the cliffs to spread out before you in a wide panorama. Those doors lead directly to a lawned terrace opening to the fantastic view over the sea.

The apartment has its own separate entrance, allowing guests to enjoy their stay in privacy. Besides the living room with its panoramic views, it contains a kitchenette, two bedrooms, bathroom with a separate guest WC, and a storeroom. If desired by your guests, the enclosed and climate controlled swimming pool area can be reached directly from the apartment.

In the **living area** white basket furniture, consisting of a sofa and two basket-chairs with a glass table invites you to relax. Two **bedrooms**, each with two single beds and built-in closets, are adjacent.

The **bathroom** provides a bath tub with shower, washbasin, bidet and WC.





The Property

Swimming pool

Entering the **swimming pool** is the last word in luxury. With a total of 110 sq.m., relaxation around or in the water is assured. The swimming pool, designed in a **four-by-eight metre** rectangular shape, is a joy for any swimmer.

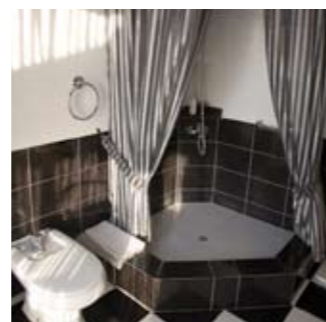
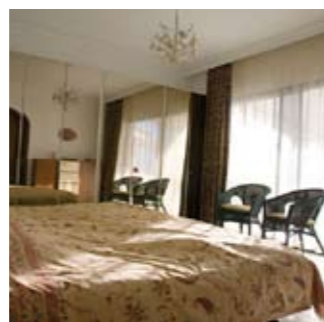
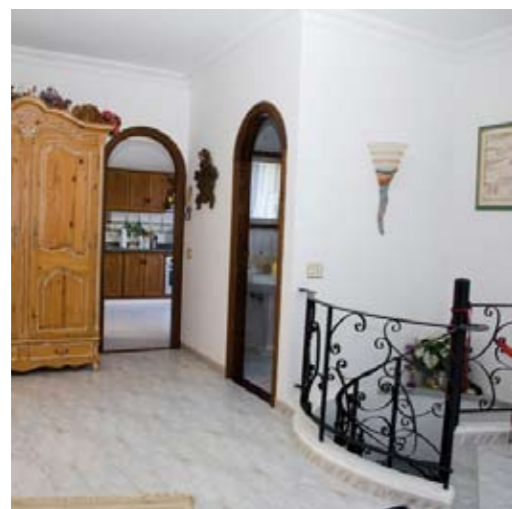
A **counter-current system** produces a white-water effect at the press of a button with a powerful jet that provide a smooth, continuous, river-like stream of water. You can easily adjust the intensity so you can swim at your own pace. Two underwater spotlights and concealed ambient lighting give it a special flair. With a depth of about 1,50 metres, the pool is also ideal for non-swimmers. The indoor pool is decorated in antique style: Greek pillars, volcanic stone and foliage plants adorn the surrounds, and the large sliding glass front facing the sea opens to reveal views over the cliffs and the Atlantic so that you can enjoy the wonderful sunsets, even on cooler days, while you relax in the heated pool. The pool water is **electrically heated** to about 28°.

A pool dehumidifier with heat-recovery system ensures a pleasant room temperature. The technology is housed in an underground room around the pool.

Grotto

From the guest apartment garden, via a stairway, you reach a small terrace with a natural cave in the rock face. This serene spot seems made for those who love yoga or meditation.

But worldly pleasures like barbecuing or partying are just as possible here, too.



The Property

Upper Floor

Access to the **upper living area** is by way of a slightly-sloping path without steps, suitable for the disabled. The upper floor, not including the terraced areas, covers 196 sq.m. and offers living comfort of the highest class.

The **living room** is preceded by a spacious reception area. The living room, just like the rest of the house, is finished in white, elegantly furnished and well illuminated. On the sea-facing side, six-meter-wide, sliding, glass doors draw you to appreciate the views out to the horizon.

An **ample fireplace** adds a cosy touch. The living area is furnished with white leather armchairs and couch and the dining area with its round glass table and four accompanying chairs. Turquoise wooden cupboards and glass cabinets once again give that Mediterranean flair which the visitor first encountered in the ground floor and the pool area. Digital satellite TV and a DVD-Player take care of home entertainment.

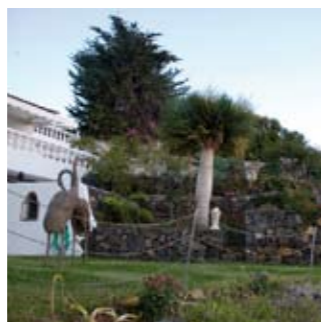
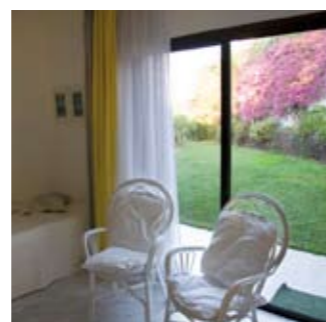
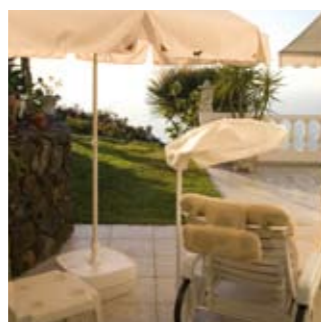
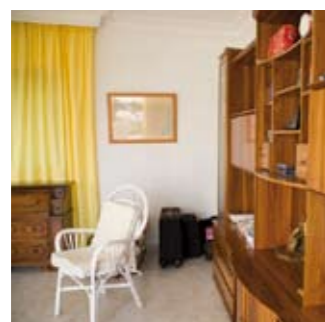
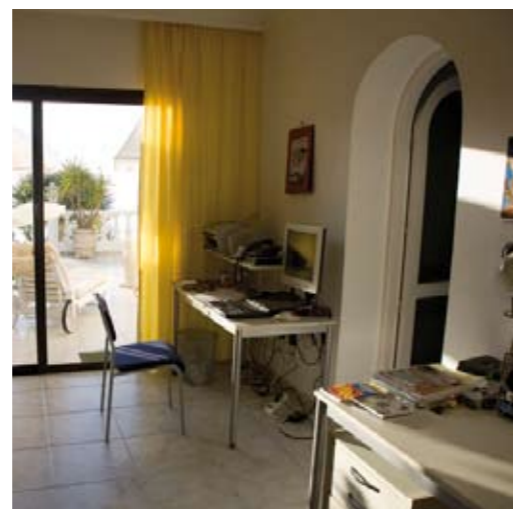
A spacious, **modern fitted kitchen** is adjacent to the living room. With a Miele dishwasher, a capacious Liebherr fridge with three freezer compartments, a new ceramic surface cooking unit and oven complete the elegant equipment list which represents the newest of its kind and lives up to the most exacting demands.

Sufficient quality tableware and cutlery are of course provided.

The **bedroom** contains two extra-large single beds, as well as two sizeable mirror wardrobes.

The **bathroom** with shower, WC, bidet and built-in cupboards is finished in a black and white chessboard pattern.





The Property

The **guest room** is equipped with a separate bathroom (shower and WC). The guest room leads to a **work room**, which can also be used as a sitting room, library or home office. Light-coloured, simple furniture and bookshelves lend the room a creative work atmosphere.

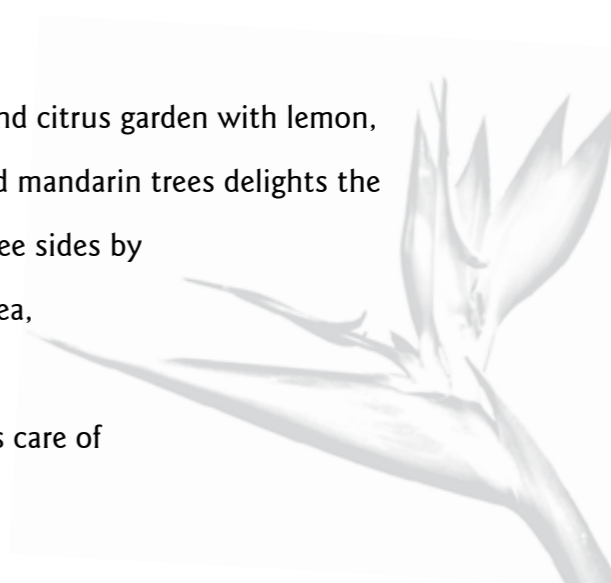
Throughout the house the rooms have a pleasing head height of 2,70 metres. The upper floor is encircled by a terrace, which is particularly wide on the sea-facing side. Two electric-powered awnings protect the terrace from insolation on hot days.

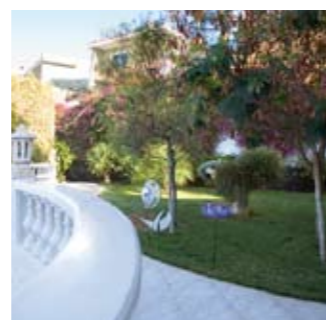
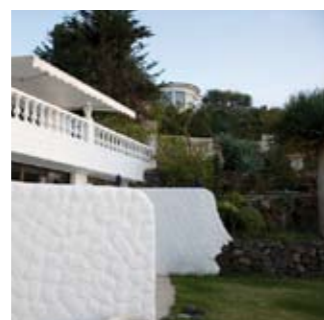
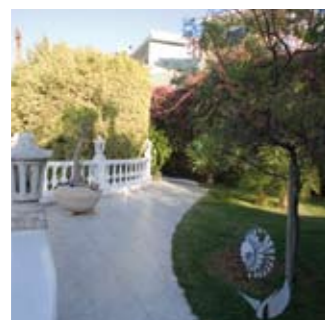
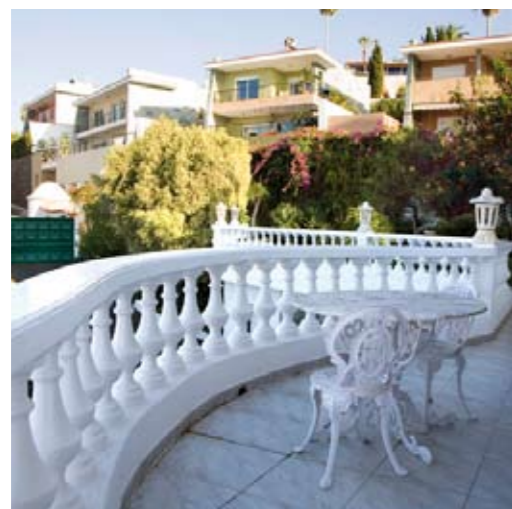
Garden

Access to the garden without using stairs is possible from all levels. The garden has been lovingly laid out, with lawn, palm trees and white columns in antique style. A hedge of Bird-of-Paradise flowers with orange blooms and seventy floribunda roses, flower tubs and amphorae fill it with colour. The stairless terrace blends, on the sea-facing aspect, into various stepped terraces made of local stone.

At the entrance to the villa, a cactus and citrus garden with lemon, orange, grapefruit, mango, avocado and mandarin trees delights the eye. The property is surrounded on three sides by walls that are planted with bougainvillea, jasmine and passion flower.

A computerised irrigation system takes care of the watering.



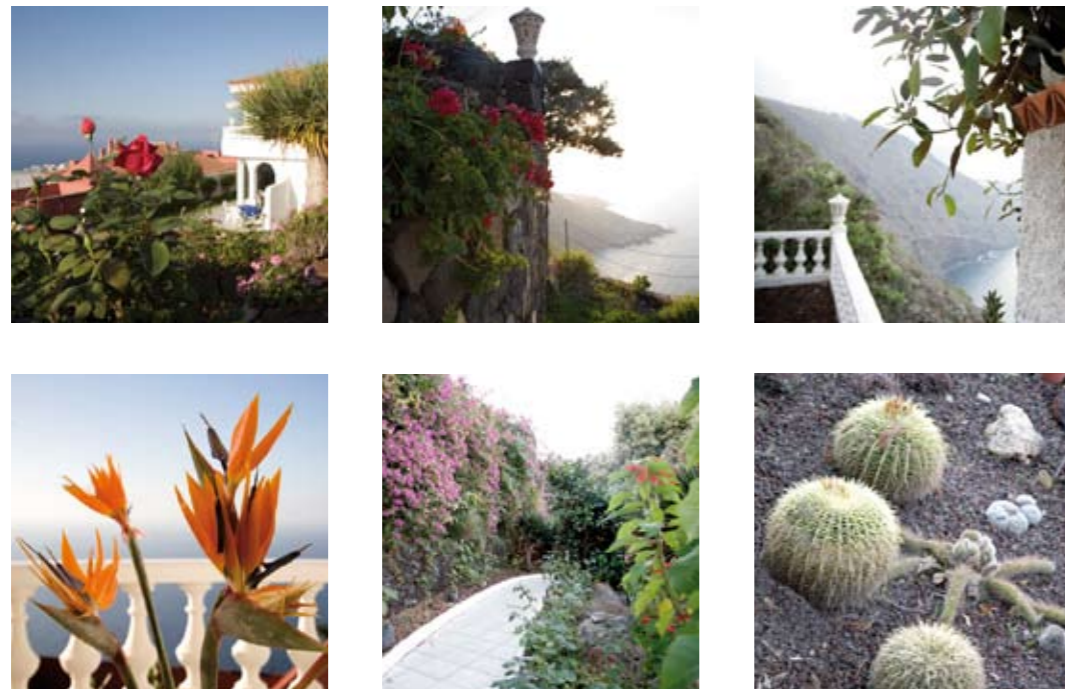


The Property

In addition, an eight-square-metre **fitness room** and an 18-square-metre **roof terrace** are available. On the lower floor there is a **laundry room** with a Siemens washing machine and a dryer and another three-compartment Fagor fridge-freezer. Here there is a 14-square-metre **carport** where a rolling garage door could be installed.

The **entrance** to the villa is secured by a remotely-controlled **electric gate**. There is ample space for car parking. Three satellite-TV connections are built in, as well as those for telephone, fax and Internet.





Location & surrounding area

The villa is in a splendid location: perched 270 metres above the sea, on the last crest of a cliff which juts out to sea. The property is high above the bay of **El Caletón** and belongs to the suburb of **Puntillo del Sol**, in English, „sunny site“. The very name of the place gives away one of the house’s great advantages: when the clouds have come in to cover the surrounding villages and Puerto de la Cruz, the sun is still shining here.

The property lies on a 30-metre-long **coastal front** where no further building is permitted and adjoins a Natural Protected Area, so there is no likelihood of further building to spoil the views.

The views range up to Mount Teide, Spain’s highest mountain, over to the Orotava Valley, to Puerto de la Cruz and along the entire coast as far as Buenavista del Norte and the 46-kilometre distant lighthouse at Teno.

On particularly clear days, one can see the neighbouring island of La Palma. The sunsets from here, as well as the lights of Puerto at night, are something to be enjoyed.

The excellent road connections speak for themselves: the motorway is only one kilometre away, Puerto de la Cruz 15 km, the Island capital of Santa Cruz 23 km and Tenerife north Airport 11 km. Despite such proximity, neither motorway nor aircraft noise can be heard.

This property, because of its unique location on a 1,360 sq.m. plot, belongs to the top-of-the-range properties on Tenerife.



Key data

Puntillo del Sol - La Matanza - Tenerife

Villa Cristobal

Construction year: 1991

Renovation in 2000 and Completion of the Swimming Pool

Property Area: 1360 sq.m (0,34 acres)

Living Area: 325 sq.m (3500 sq.ft)

Upper Floor: 196 sq.m (2110 sq.ft.)

Ground Floor: 129 sq.m (1390 sq ft.)

Indoor Swimming Hall including adjoining rooms: 110 qm (1180 sq.ft.),

including: 8 x 4 m (344sq.ft.) Pool

Laundry room: 8 sq.m (86 sq.ft.)

Fitness room: 8 sq.m (86 sq.ft.)

Roof terrace: 18 sq.m (194 sq.ft.)

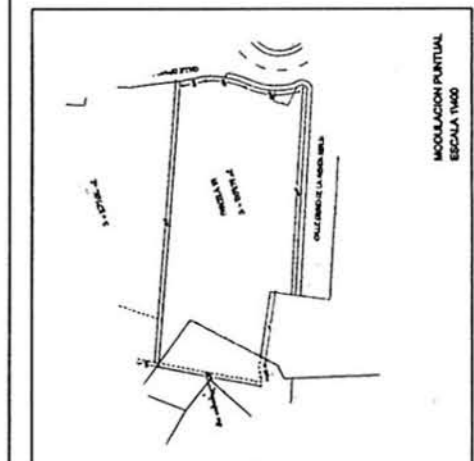
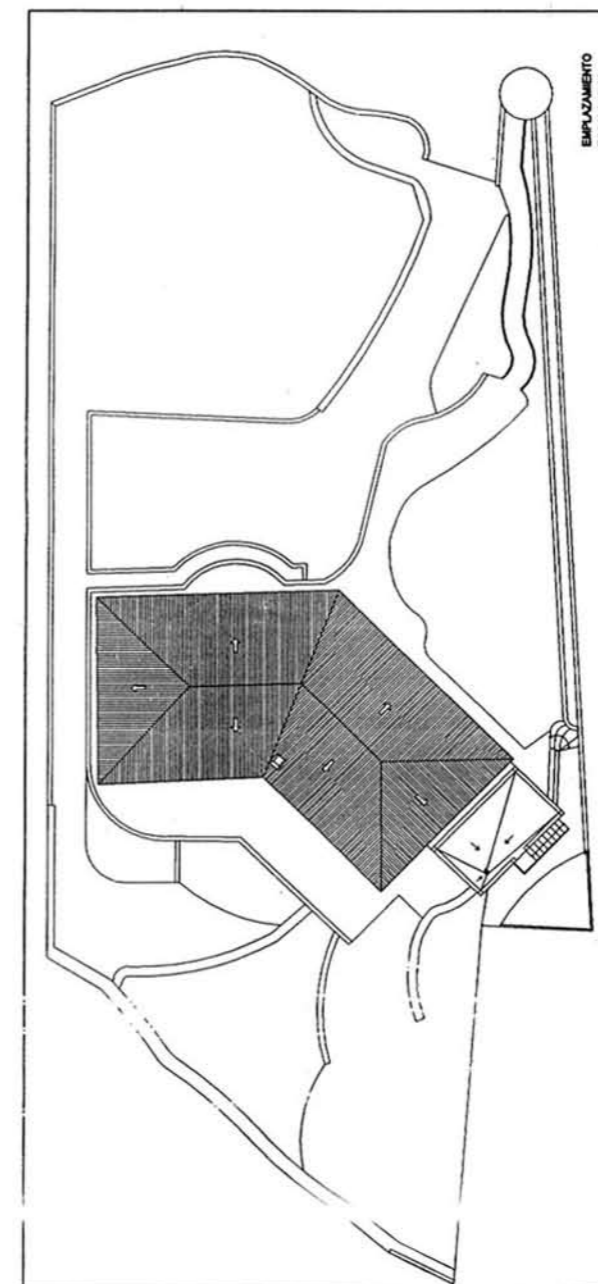
Carport: 14 sq.m (151 sq.ft.)

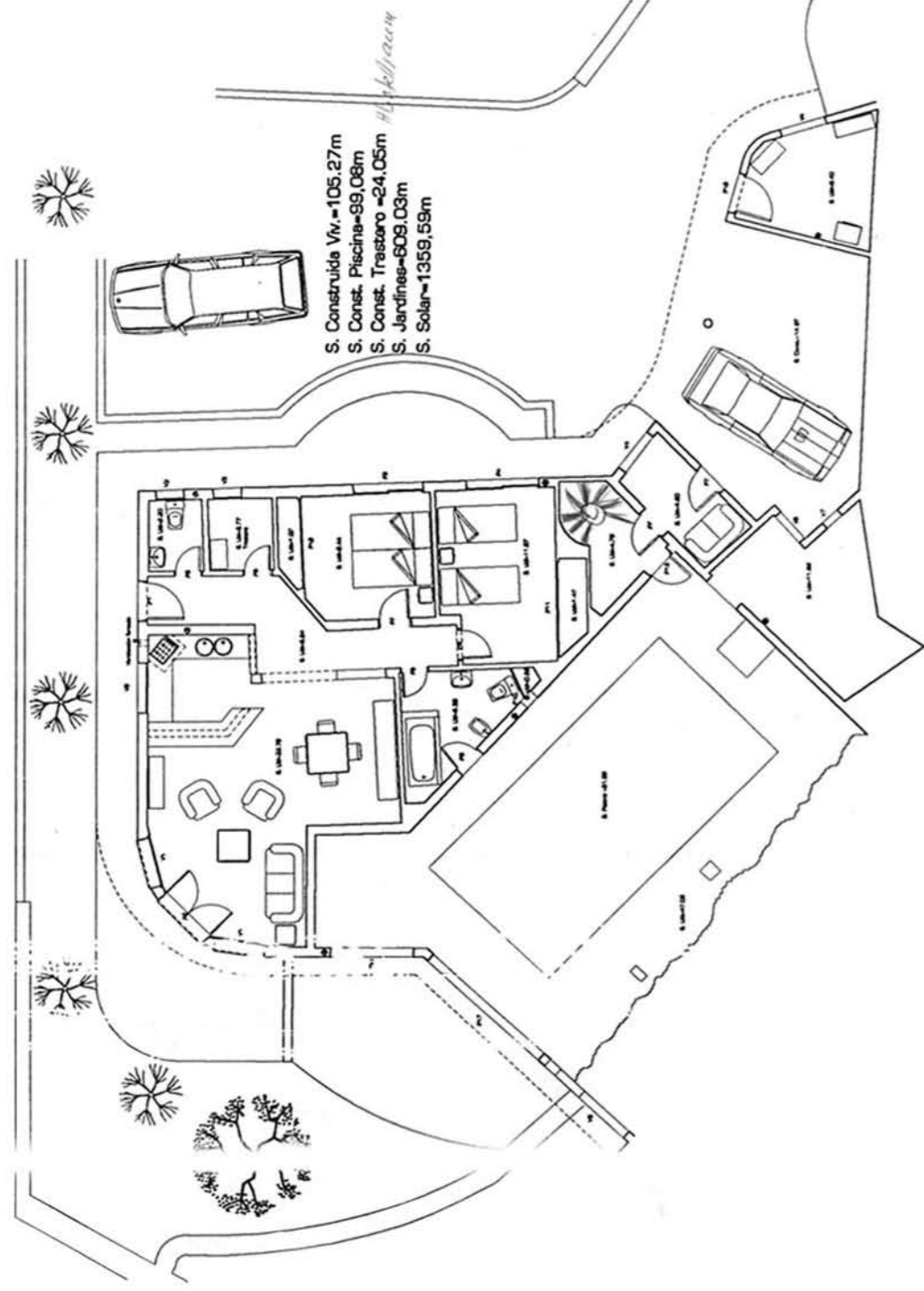
Parking space: ample space available (for up 5 cars)

Sat-Antenne: 3 satellite-TV connections as well as telephone, fax and Internet

(All measurements are approximate)

VIVIENDA UNIFAMILIAR AUSLADA	AUTOR DEL ENCARGO ESTUDIO DE ARQUITECTURA Y URBANISMO ARI & CA	SITUACIÓN: C/ LA MATANZA LA MATANZA - TENERIFE	ARQUITECTOS: Vitor M. Otero Barredo Francisco J. Martínez Barrios	NO	27	1
	ESTUDIO DE ARQUITECTURA Y URBANISMO ARI & CA			ESQUEMA MAQUETA	ESCALA 1/50	SITUACIÓN





S. Construida Vv.=105,27m
 S. Const. Piscina=99,08m
 S. Const. Terrazo =24,05m
 S. Jardines=609,03m
 S. Solar=1359,59m

PLANTA BAJA

ESTUDIO DE ARQUITECTURA Y URBANISMO M&A CA

LEGALIZACIÓN VIVIENDA UNIFAMILIAR AISLADA

AUTORE DEL ENCARGO
 INGENIERO DE ARQUITECTURA
 FRANCISCO JAVIER MORALES
 INGENIERO DE ARQUITECTURA
 FRANCISCO JAVIER MORALES

SITUACIÓN
 PARCELA 171
 URBANIZACIÓN DE LAS
 VILLAS DE LA
 VILLAS DE LA

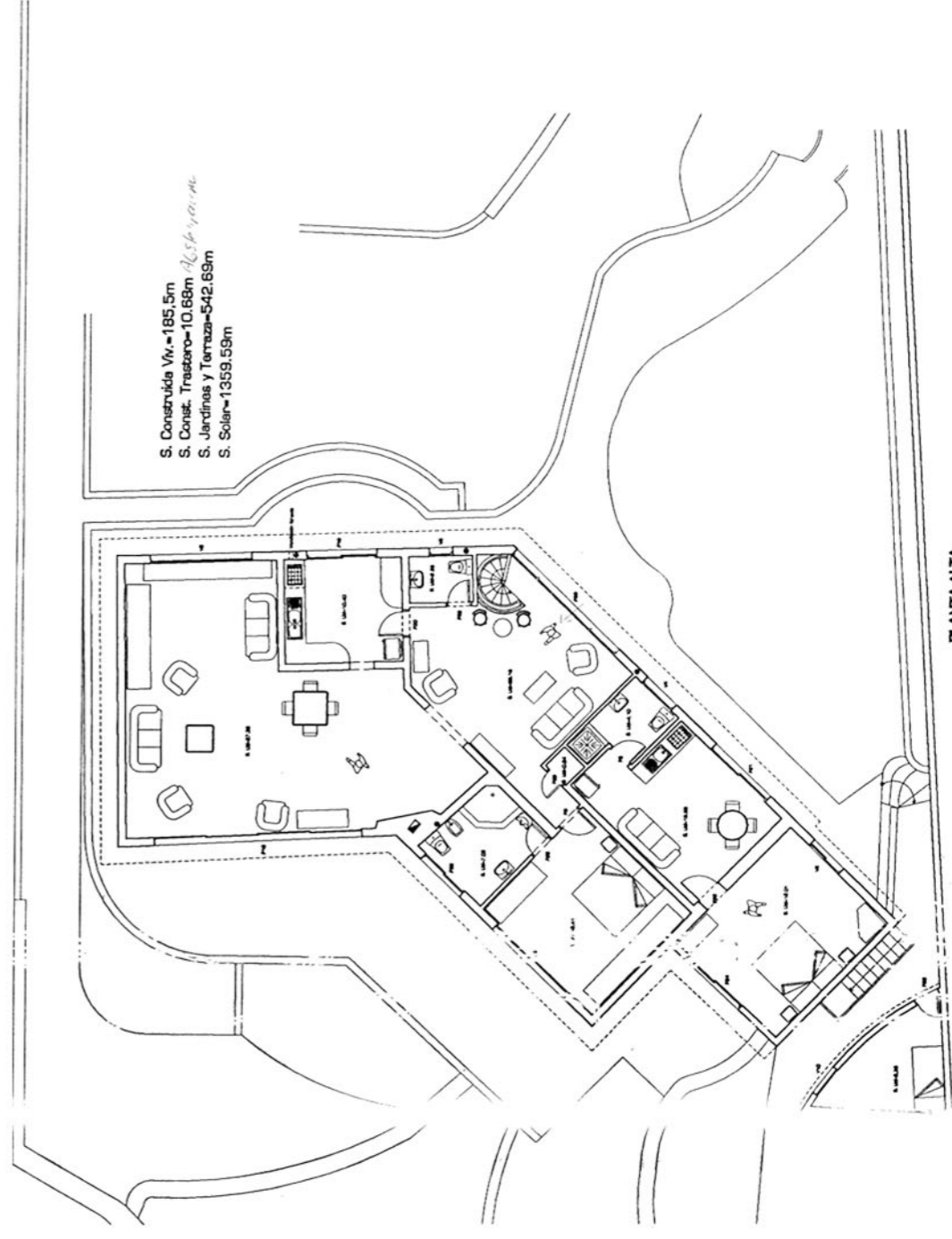
ARQUITECTOS
 FRANCISCO JAVIER MORALES
 FRANCISCO JAVIER MORALES

PLANO 27

ESCALA 1:50

PLANO 27

AMUEBLADO Y SUP.
 PLANTA BAJA



S. Construida Vv.=185,5m
 S. Const. Terrazo=10,68m
 S. Jardines y Terrazo=542,69m
 S. Solar=1359,59m

PLANTA ALTA

ESTUDIO DE ARQUITECTURA Y URBANISMO M&A CA

LEGALIZACIÓN VIVIENDA UNIFAMILIAR AISLADA

AUTORE DEL ENCARGO
 INGENIERO DE ARQUITECTURA
 FRANCISCO JAVIER MORALES
 INGENIERO DE ARQUITECTURA
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SITUACIÓN
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 VILLAS DE LA
 VILLAS DE LA

ARQUITECTOS
 FRANCISCO JAVIER MORALES
 FRANCISCO JAVIER MORALES

PLANO 28

ESCALA 1:50

PLANO 28

AMUEBLADO Y SUP.
 PLANTA ALTA

www.zu-verkaufen-villa-cristobal-teneriffa.com

www.se-vende-villa-cristobal-tenerife.com

www.for-sale-villa-cristobal-tenerife.com

Frank Sellingsloh

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