

TALAIÀ

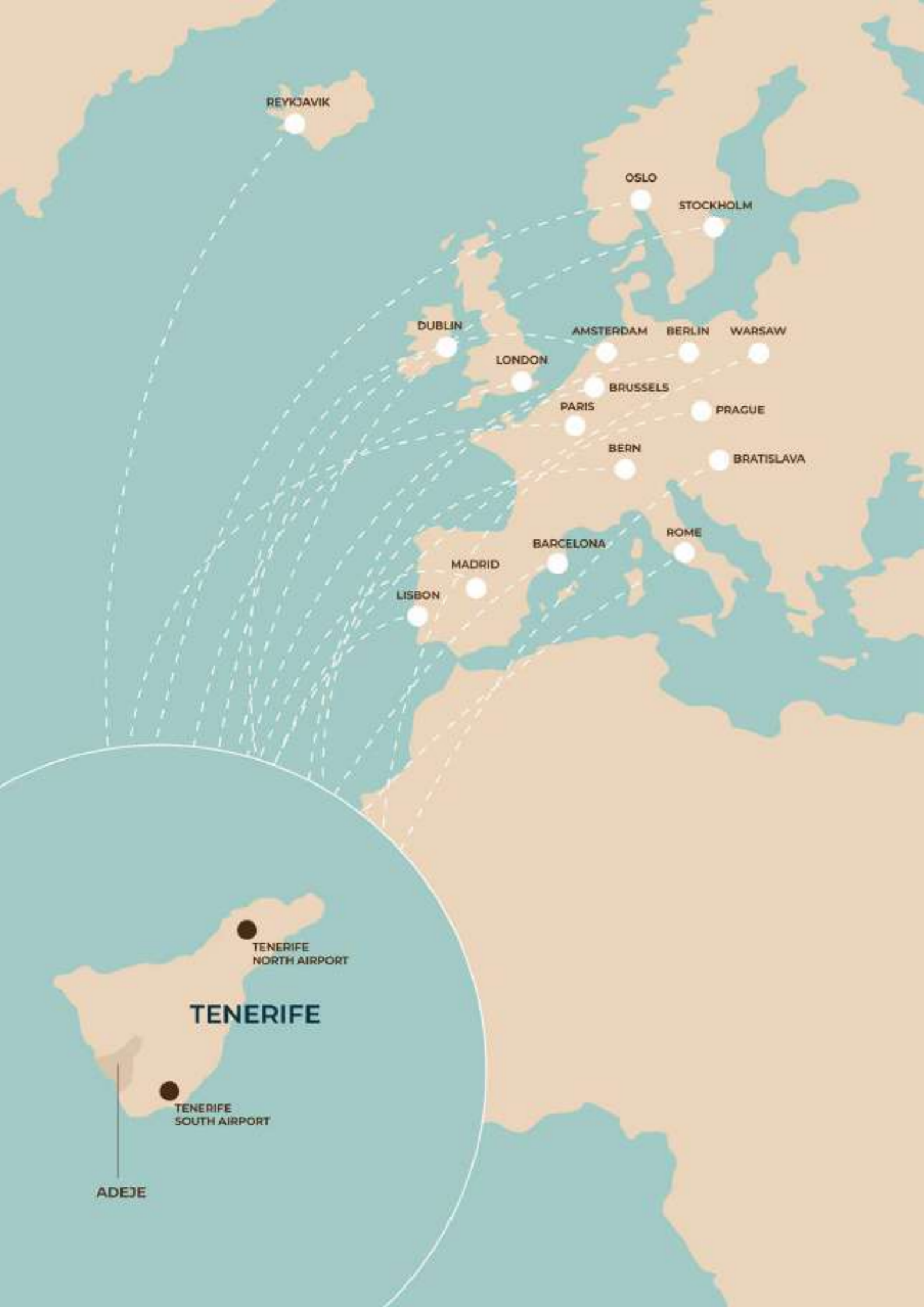
RESIDENCES

28°07'44.3" N 16°46'49.3" W



AVANTESPACIA

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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.

TALAIÀ

RESIDENCES

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

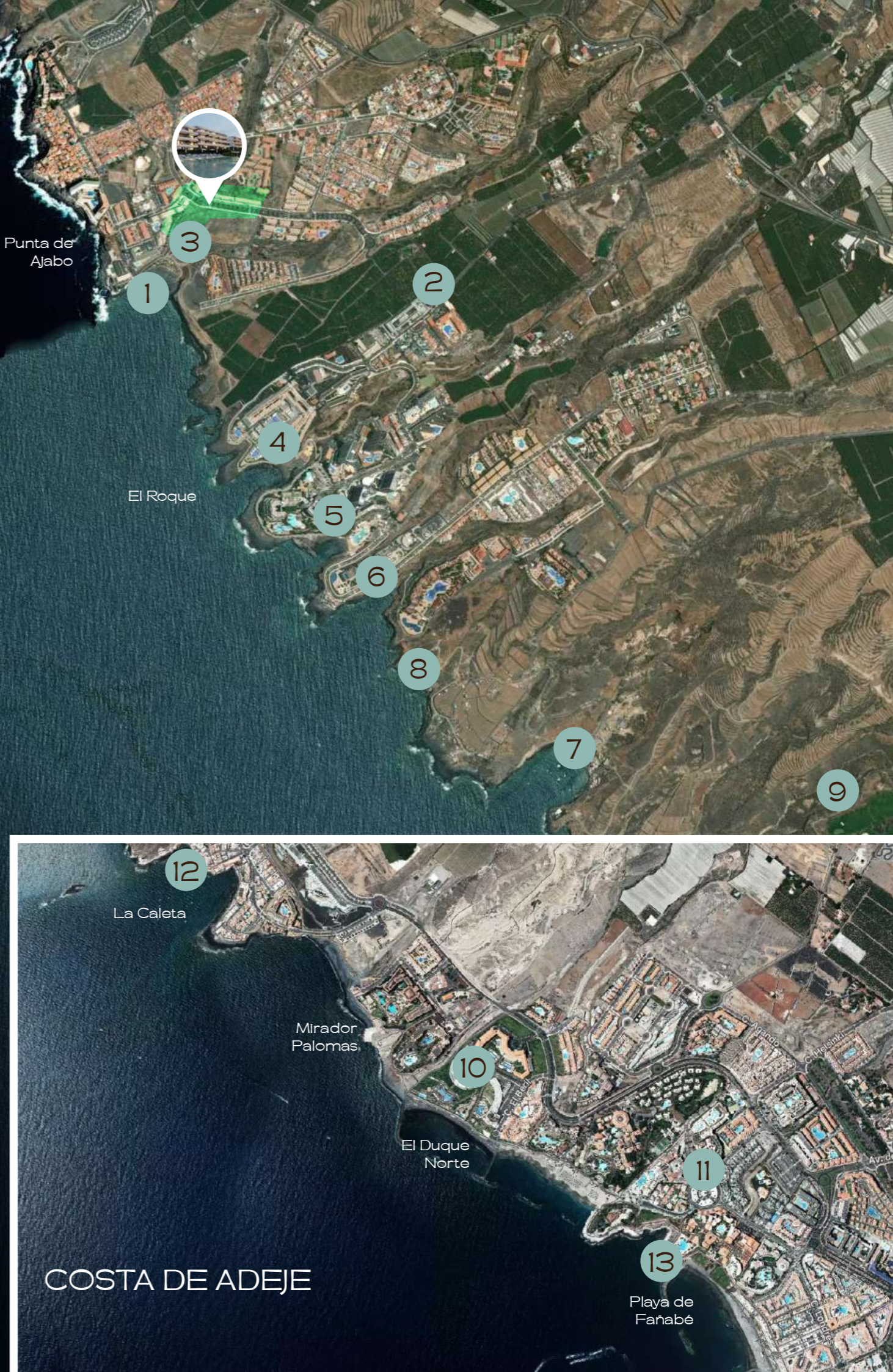
COSTA DE ADEJE

La Caleta

Mirador Palomas

El Duque Norte

Playa de Fañabé





Las Teresitas, Tenerife

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.

TALAÏA

RESIDENCES

THE RISE OF TALAÏA

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

Talaïa 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, Talaïa 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.

Talaïa 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, Talaïa 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.

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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.

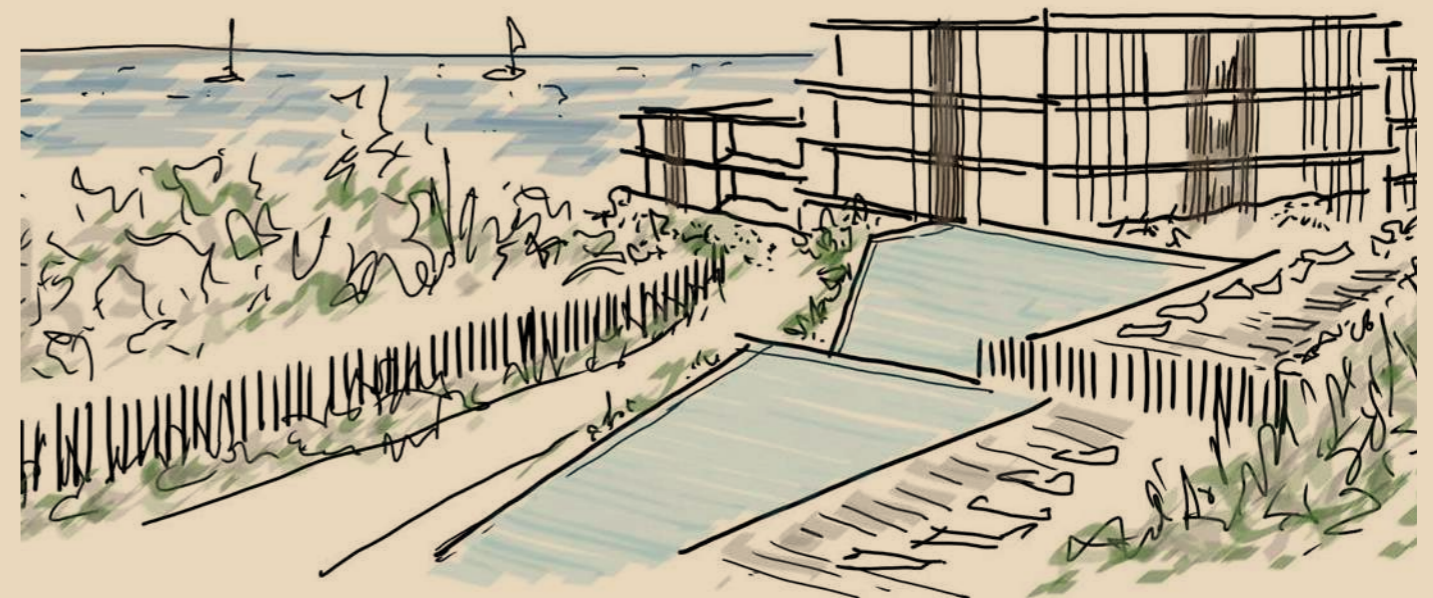




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TALAÏA RESIDENCES UP CLOSE

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.



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.



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 m² 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.

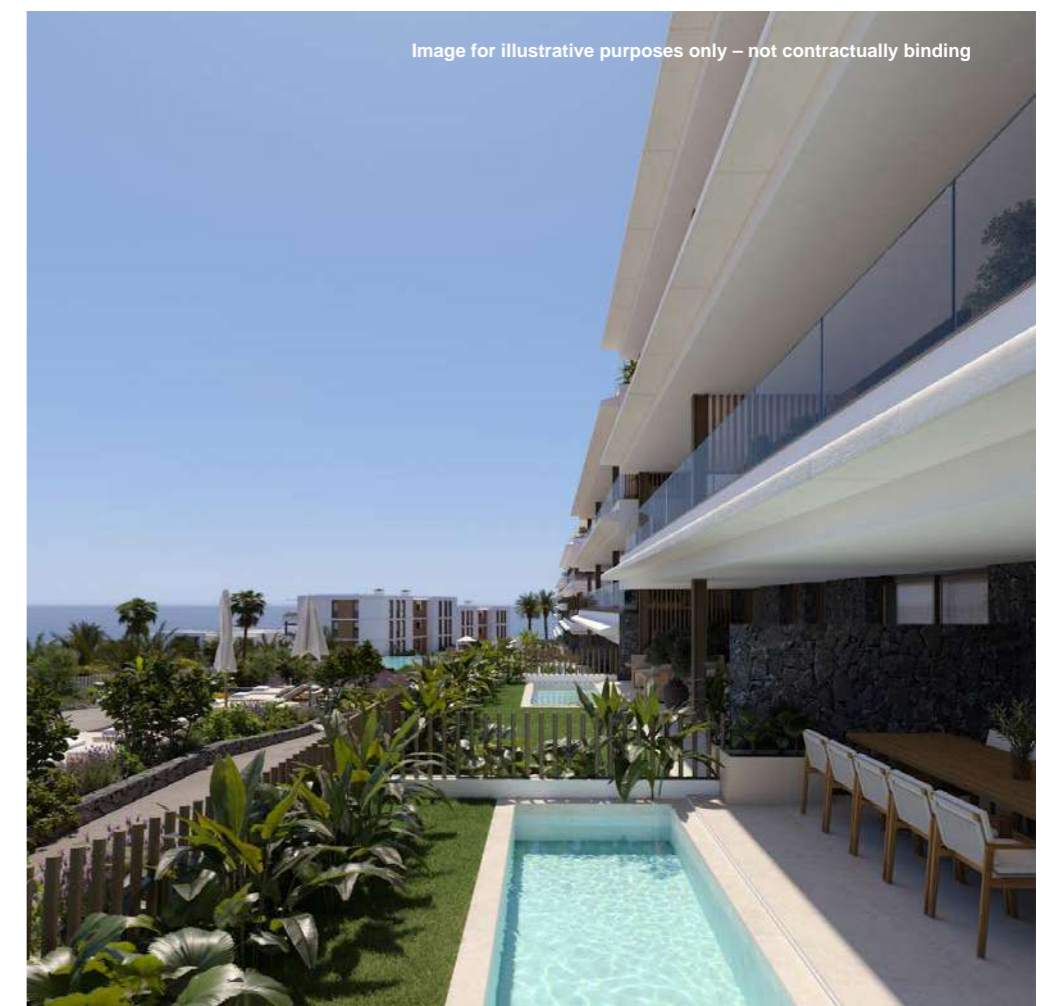




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Contemporary architecture and design carefully crafted for you.

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 CO₂ 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



- CO₂

Lower emissions to protect our planet

INFOGRAPHICS AND POSSIBLE FLOOR PLANS





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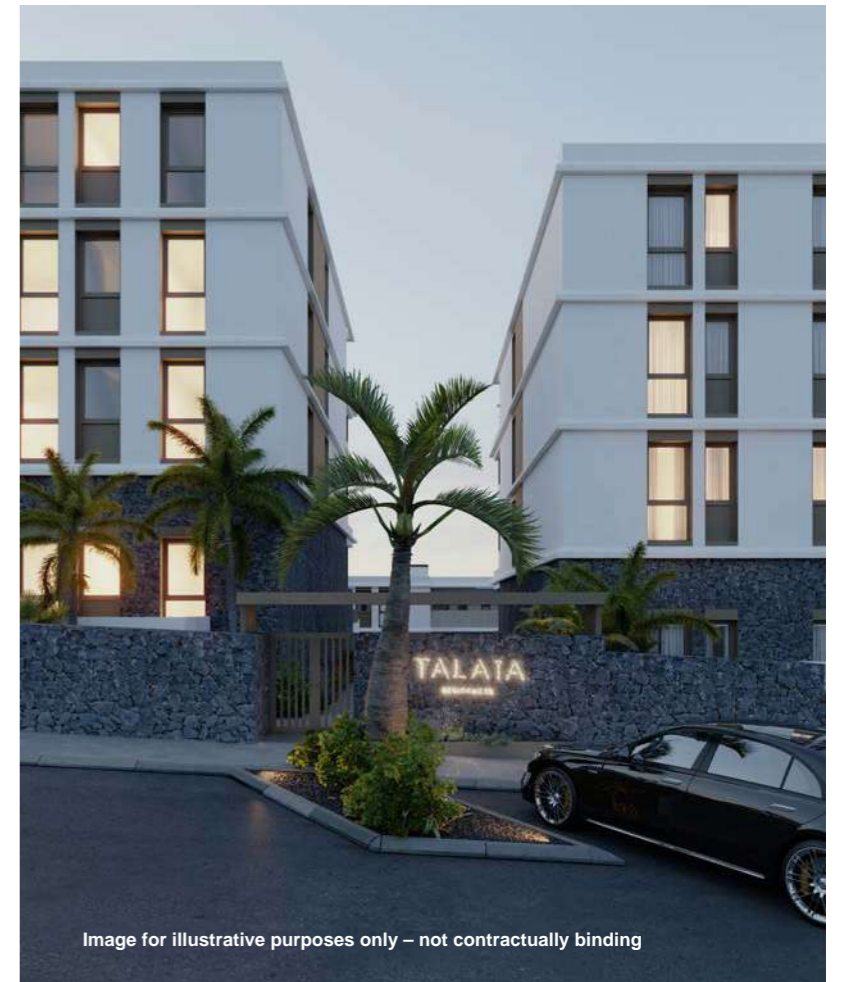


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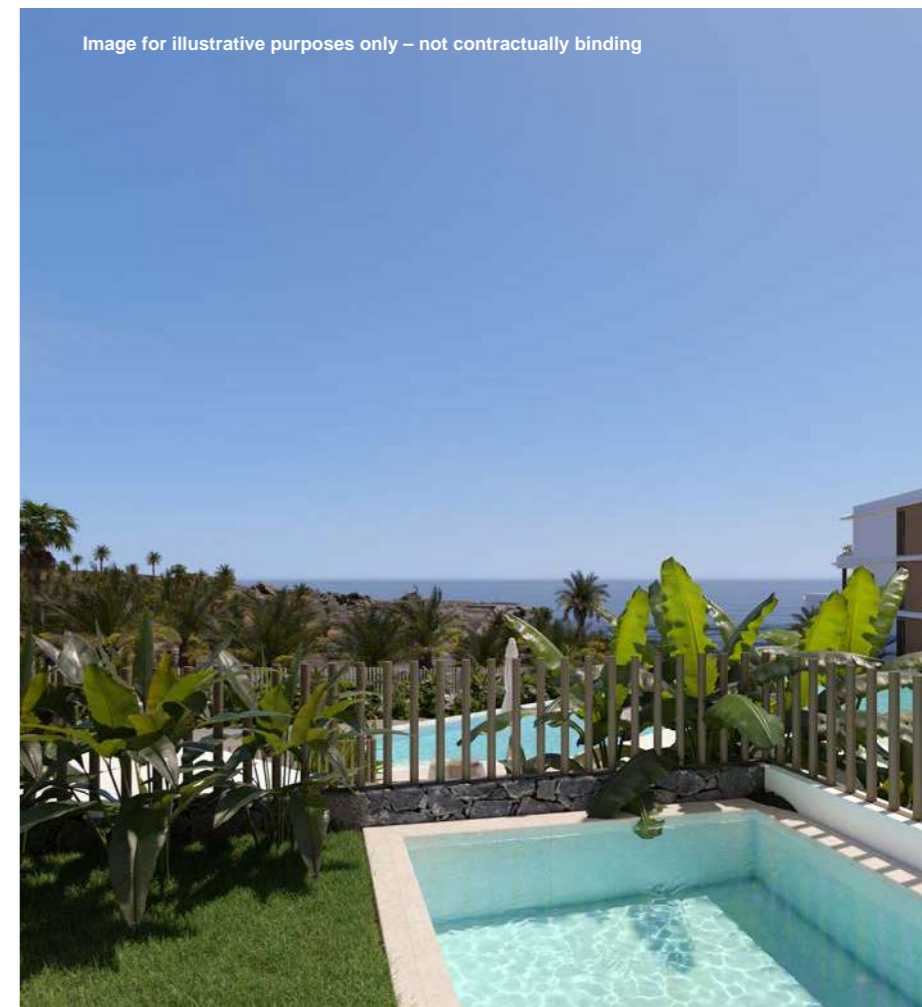


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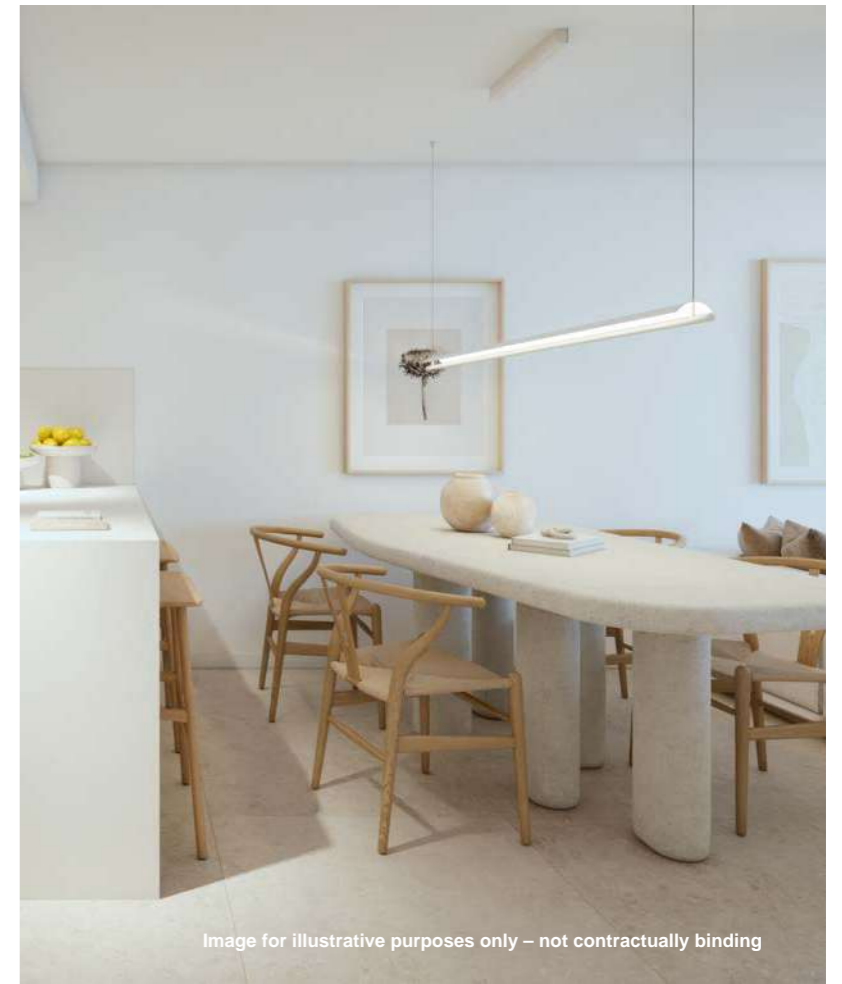


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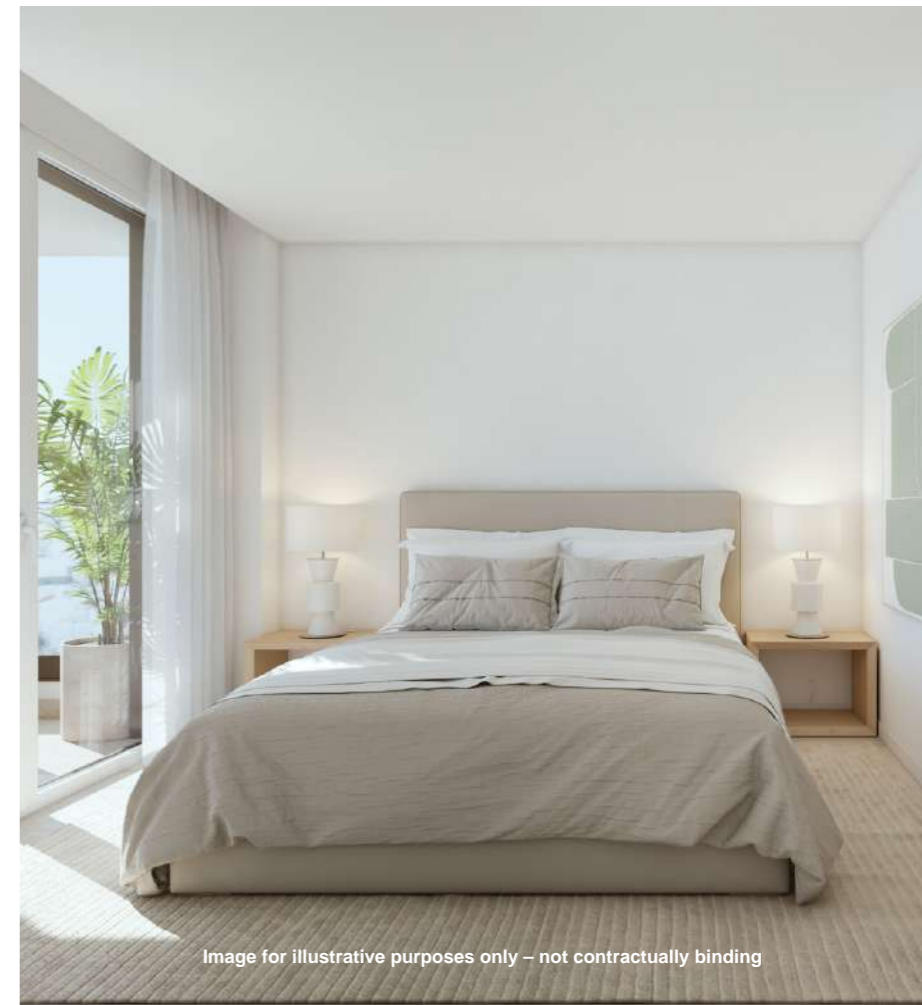


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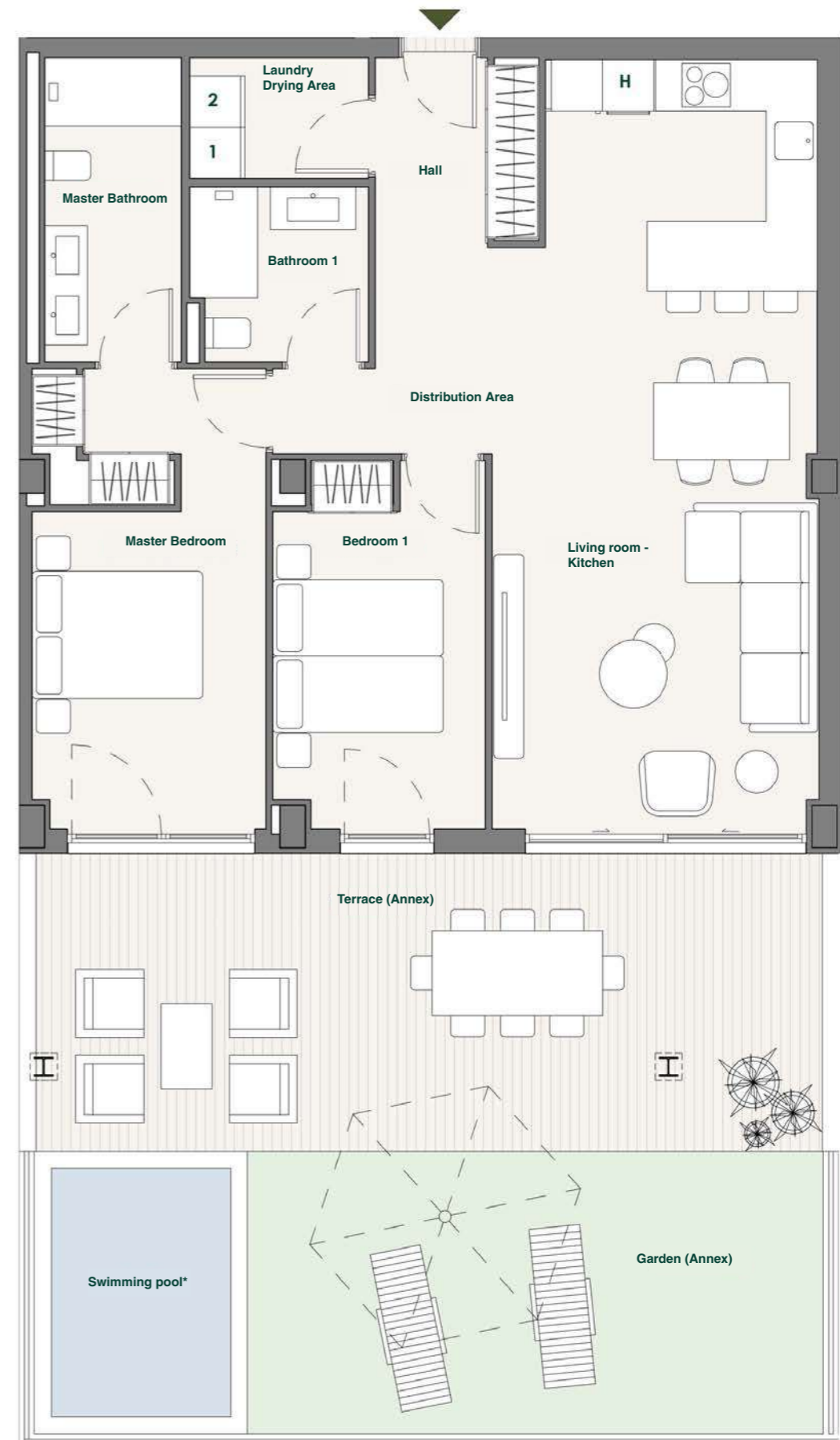
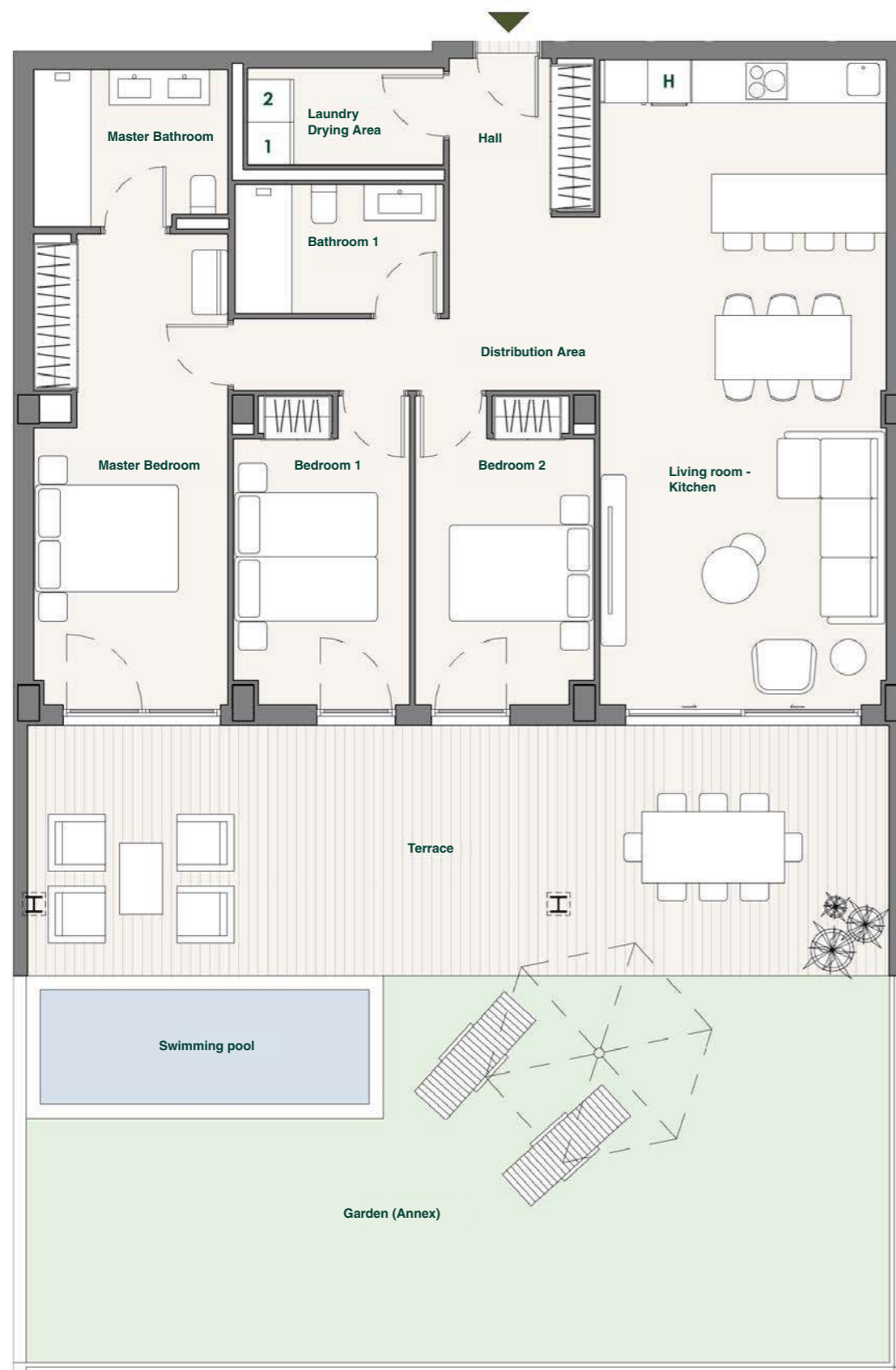
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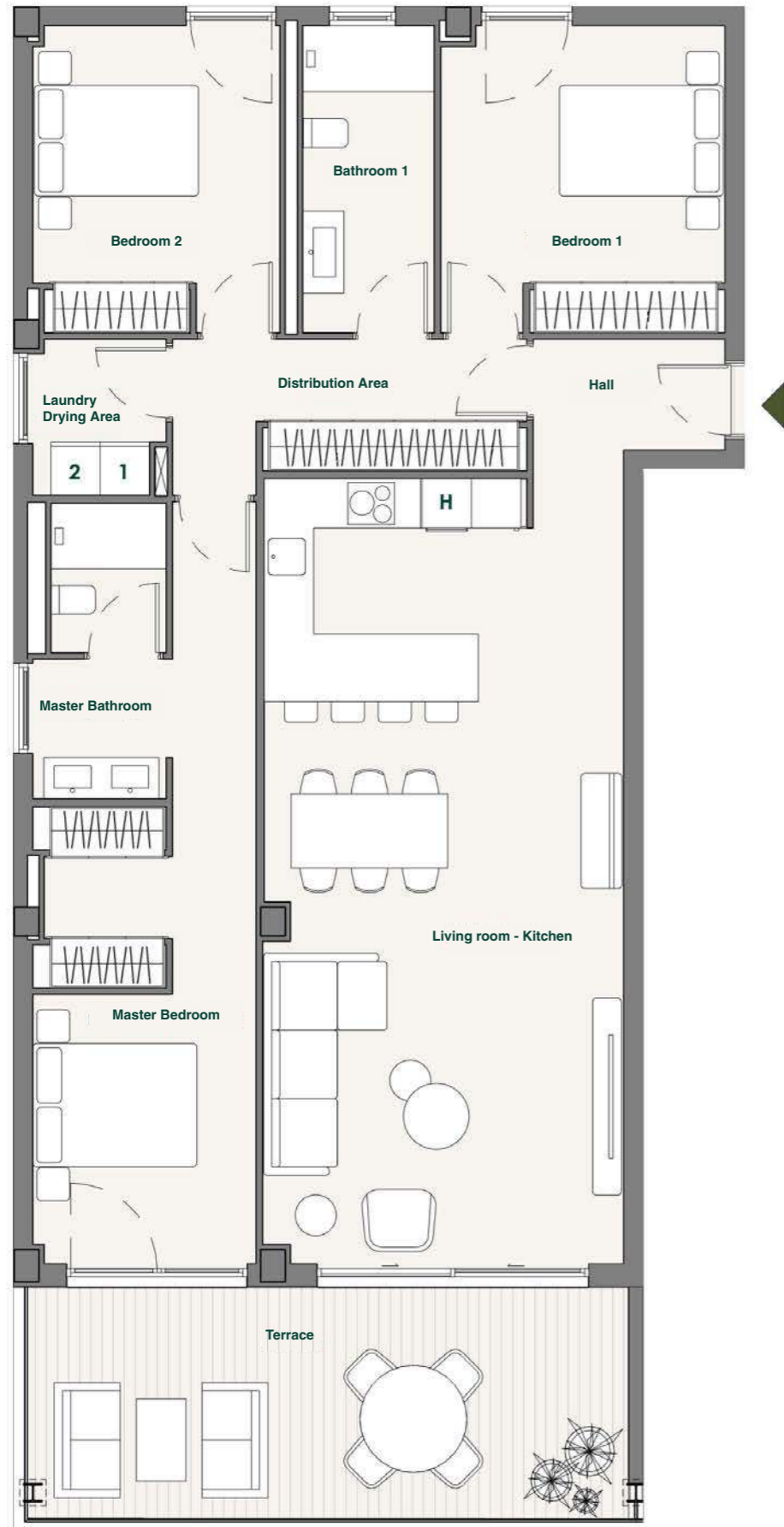


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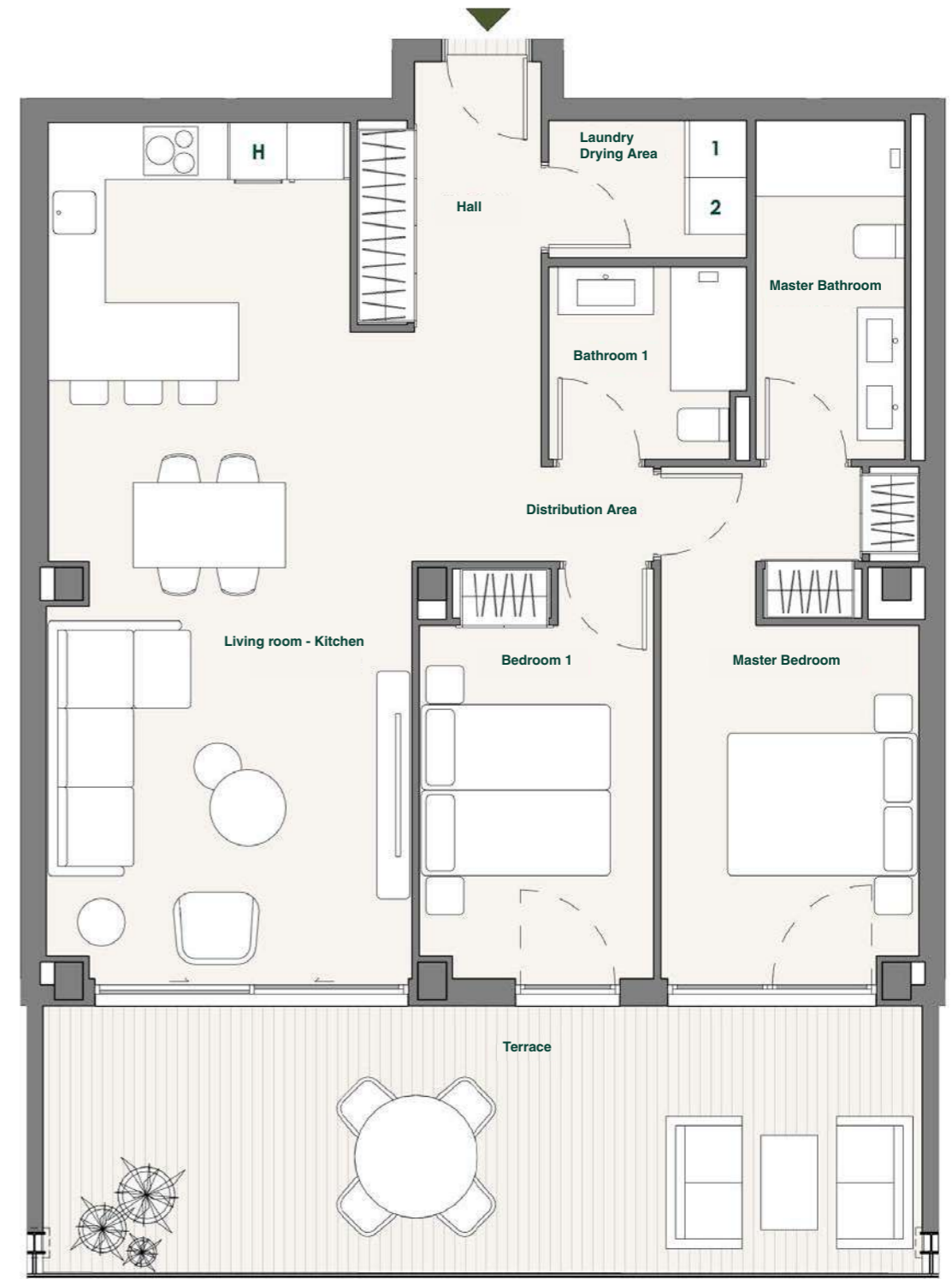


E2-P1-0A

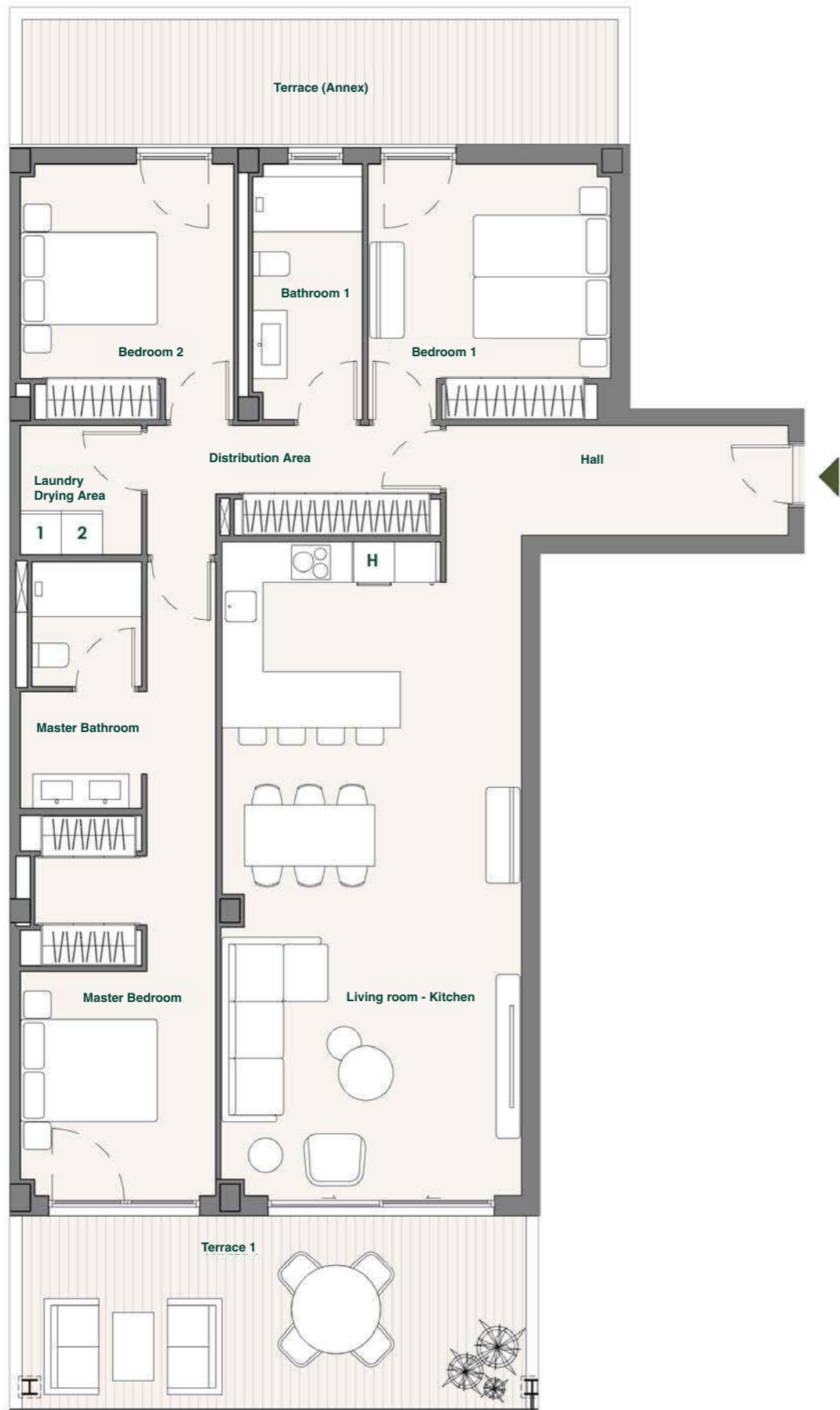
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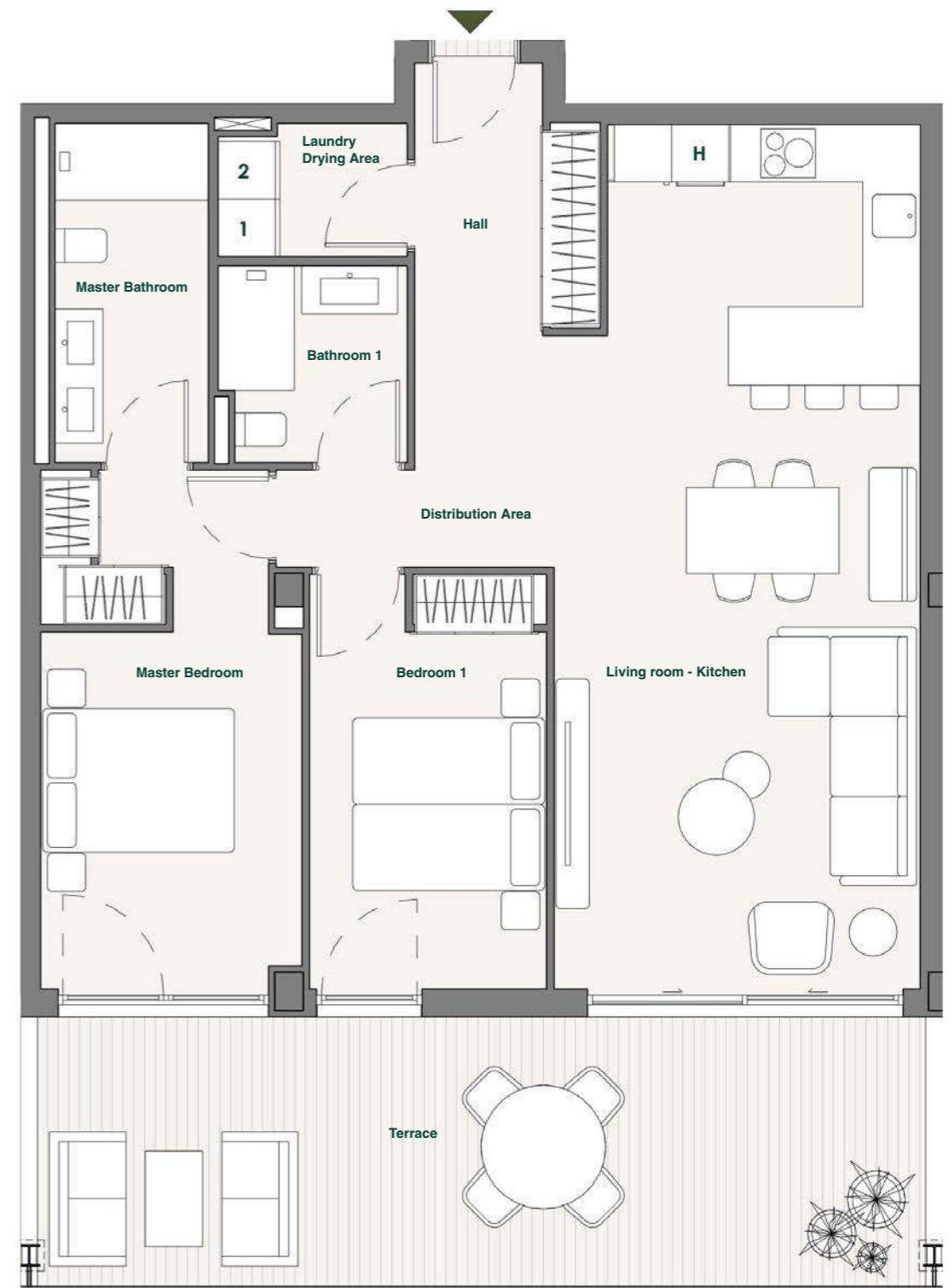
E2-P1-1A




E2-P1-1B



E3-P2-1A



E3-P2-1B



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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.

avantespacia.com

Commercialises

CBRE

TALAÏA

RESIDENCES

DISCOVER THE ISLAND'S
BEST-KEPT SECRET.

28°07'44.3" N
16°46'49.3" W



AVANTESPACIA

Commercialises

CBRE

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