

Residencial Abora. at last!

Residencial Abora, homes
of 1, 2 and 3 bedrooms in
Costa de Adeje,
Santa Cruz de Tenerife.

metrovacesa. at last!





Homes of 1, 2 and 3 bedrooms with community room, garden areas with swimming pool and gym, in Santa Cruz de Tenerife.



Welcome to Residencial Abora, where every moment becomes a melody of joy and well-being.

Situated in Costa de Adeje, within the Playa Paraiso development, we have created a vibrant residential area just 200m from the sea, designed to inspire you with unforgettable moments.

With a design that evokes harmony and vitality, spacious terraces where you can wake up every morning gazing at the sea, well-kept communal areas to enjoy with your loved ones and everything you need close at hand.

Residencial Abora, a development where you can wake up every morning with a smile on your face.



Homes:
138



Floors:
Ground floor + 4



Community
swimming pool



Gym



Rooms:
1-2-3



Surface area:
92,5 m² - 200,4 m²



When life flows to a cheerful and harmonious rhythm.



Residencial Abora is located in the heart of Costa de Adeje. A development of 138 homes with large terraces overlooking the sea where every architectural note is carefully selected to create a vibrant melody of comfort and happiness. With options of 1-, 2- and 3-bedroom homes, garages, storage rooms and a wide variety of orientations and layouts, Residencial Abora adapts to the unique needs of each family.

Its carefully planned communal areas, gym and swimming pools make this development the perfect place to forge new connections and create lasting memories.

A great place to live and enjoy every day to the fullest.

A home designed for you and your loved ones.

At Residencial Abora you will find an exceptional home.

From the meticulous layout of the homes to the careful design of the finishes and the selection of premium materials, every detail reflects our commitment to excellence.

Homes where natural light fills every room, where opening a window lets in the breeze and the terraces overlooking the sea will make you enjoy great moments of relaxation or fun with friends and family.





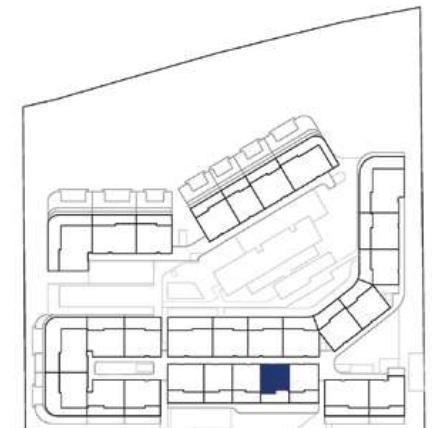
Residencial Abora

Blq. 1 Planta 3ª Letra P

1 Dormitorio

SURFACE TABLE

S. Útil Interior Vivienda	53,2 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	79,9 m ²
S. Útil Exterior Vivienda	24,3 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	104,2 m ²



Planta 3ª



This floor plan is not final, since it has been prepared in accordance with the Building Project. Therefore, Metrovacesa reserves the right to include the necessary modifications due to technical and/or legal requirements or as instructed by any public administration or organisation, ensuring that these modifications comply with the Execution Project. The accessory elements (e.g., furniture included in the kitchen area or gardening elements) are merely illustrative. Door swings and distribution of sanitary fixtures are not binding. The areas shown are approximate and may be modified for technical and/or legal reasons during the execution of the works. The usable terrace areas shown on the plan are accurate and are included in the total usable area for Provisional Qualification (VP) according to current regulations. The final classification of sustainability labels will be obtained after the development of the Execution Project.



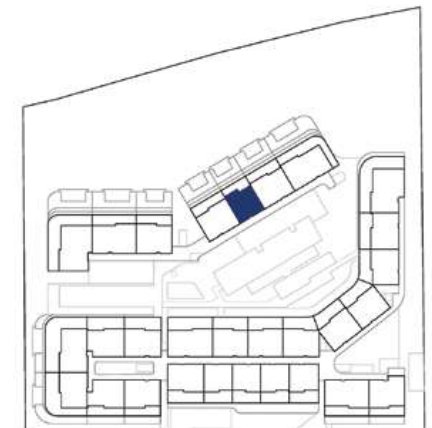
Residencial Abora

Blq. 2 Planta 1ª Letra E

1 Dormitorio

SURFACE TABLE

S. Útil Interior Vivienda	55,6 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	83,3 m ²
S. Útil Exterior Vivienda	62,0 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	145,3 m ²



Planta 1ª



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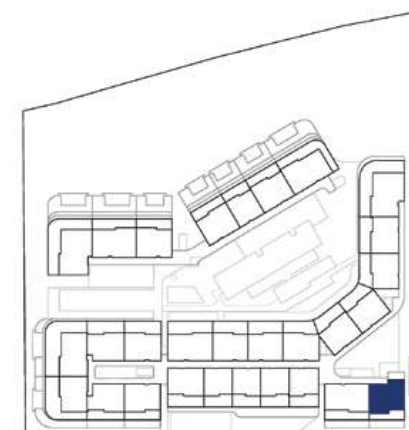
Residencial Abora

Blq. 1 Planta 5ª Letra M

2 Dormitorios

SURFACE TABLE

S. Útil Interior Vivienda	71,0 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	107,2 m ²
S. Útil Exterior Vivienda	21,5 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	128,7 m ²



Planta 5ª



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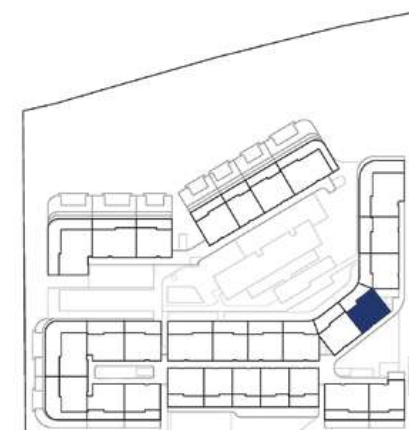
Residencial Abora

Biq. 1 Planta 2ª Letra I

2 Dormitorios

SURFACE TABLE

S. Útil Interior Vivienda	65,4 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	100,7 m ²
S. Útil Exterior Vivienda	30,7 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	131,4 m ²



Planta 2ª



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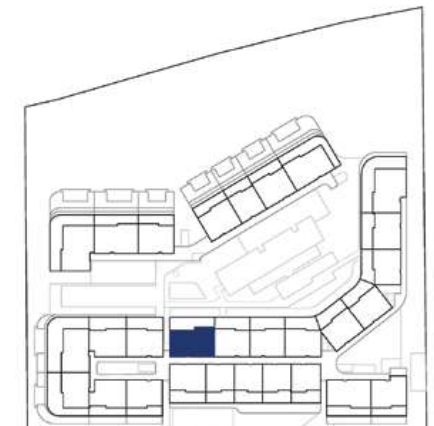
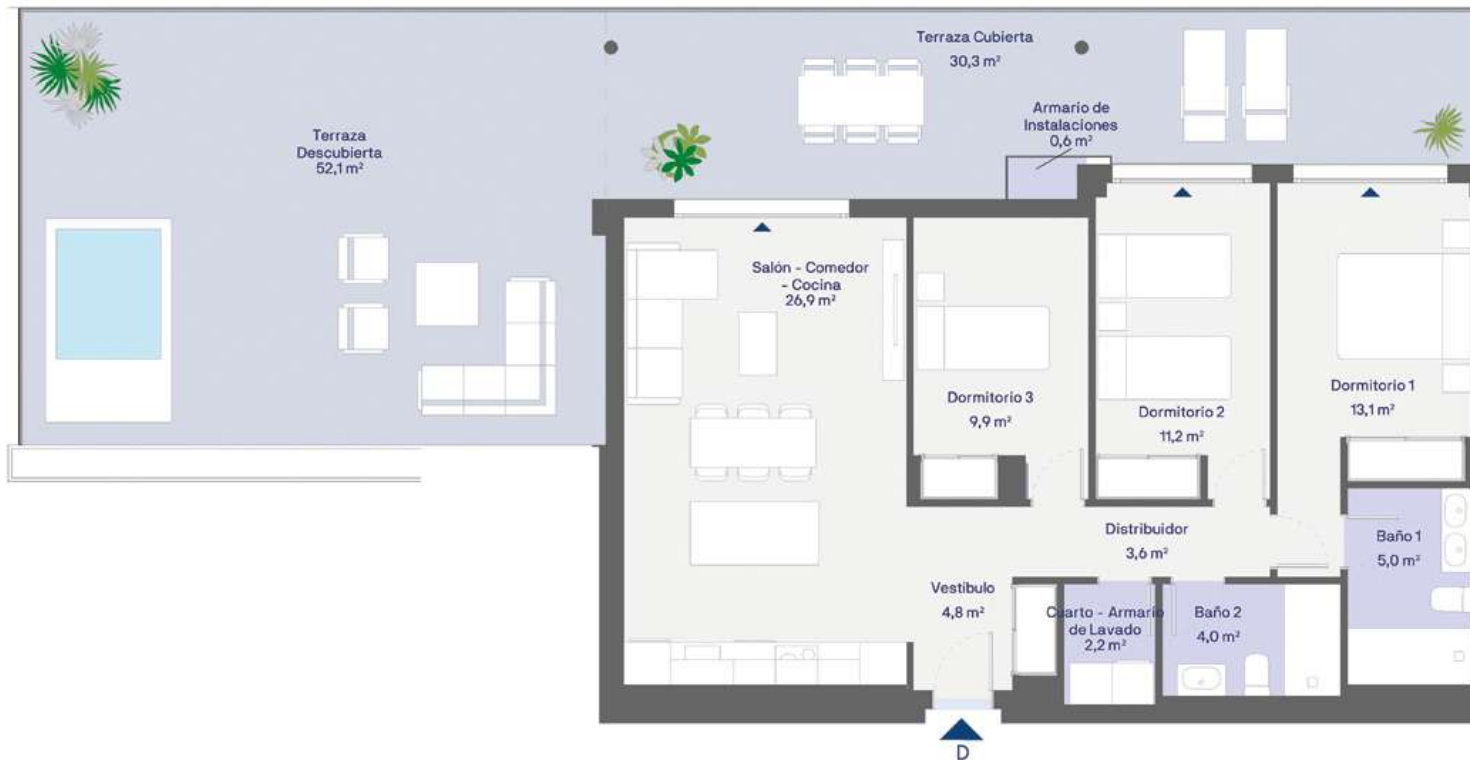
Residencial Abora

Bld. 1 Planta 5ª Letra D

3 Dormitorios

SURFACE TABLE

S. Útil Interior Vivienda	81,3 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	124,1 m ²
S. Útil Exterior Vivienda	82,4 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	206,5 m ²



Planta 5ª



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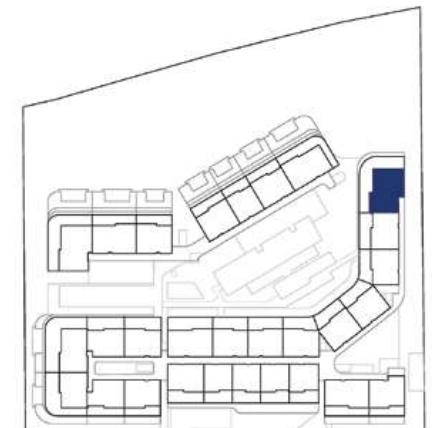
Residencial Abora

Blq. 1 Planta 2ª Letra L

3 Dormitorios

SURFACE TABLE

S. Útil Interior Vivienda	92,5 m ²
S. Cons. Int. Vivienda + p.p. ZZCC	139,9 m ²
S. Útil Exterior Vivienda	75,4 m ²
S. Cons. Int. Viv. + p.p. ZZCC + S. Útil Ext. Viv.	215,3 m ²



Planta 2ª



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If it's sustainable, it's Metrovacesa.

Imagine waking up every morning in a home that not only welcomes you, but also contributes to a greener world. From energy efficiency to responsible use of resources, every aspect of our homes have been designed with you and the environment in mind.

By choosing a sustainable home, you will benefit from lower energy consumption, which translates into lower bills and reduced environmental impact. In addition, you will enjoy a healthier and more comfortable indoor environment, thanks to the air quality and natural lighting provided by our innovative building solutions.

Join us on the path to a sustainable lifestyle.





We support sustainability.

All our developments prioritise comfort, innovation and building quality from the design stage.



We design buildings that take into account sustainability and improve the environment around the development and the city:

- Our designs include passive systems.
- Implementation of renewable energies.
- Heating/cooling efficient systems.
- Use of environmentally-friendly materials and building systems.

At Residencial Apora we think of the future of your loved ones and your own.



Improvement of construction solutions in order to optimise energy consumption and guarantee user comfort and enjoyment.



LED bulbs are used in various areas of the building, thus guaranteeing optimal consumption, durability and efficiency.



Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

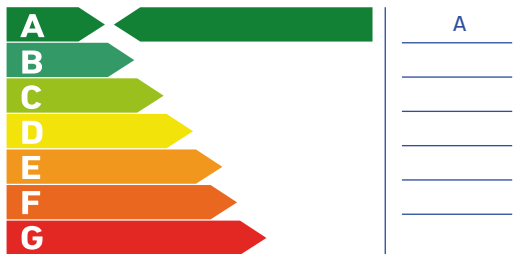


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.



Non-renewable primary energy use

KWh/sq. m. a year



Carbon dioxide emissions

Kg CO /sq. m. a year



Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home.

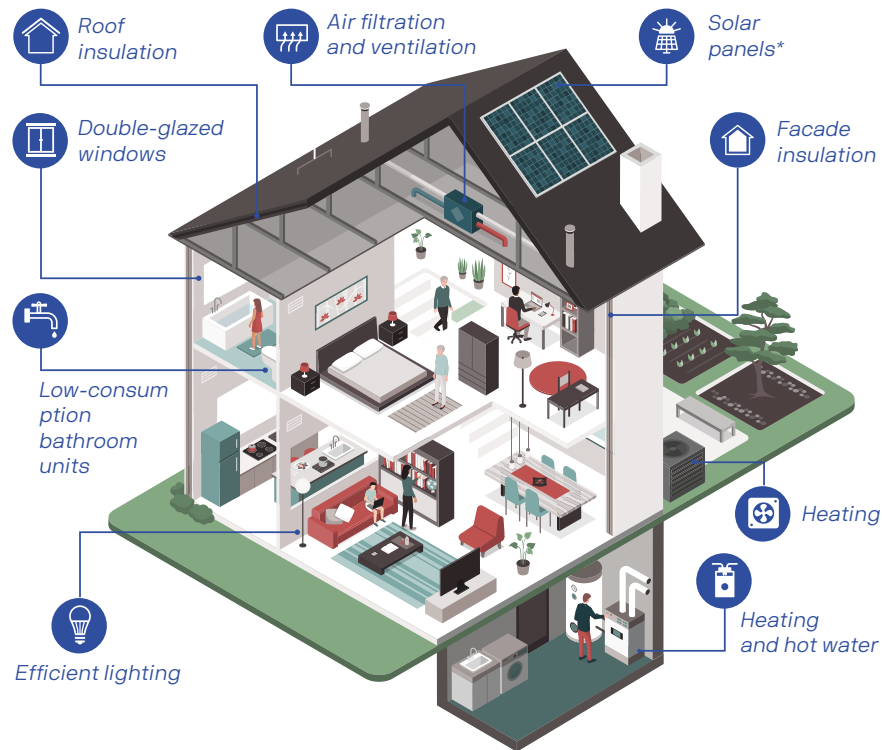
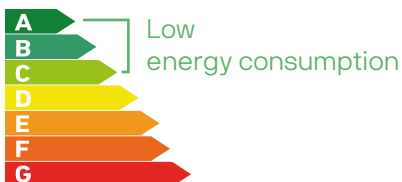
*According to project.

Note: This information, drawings, measurements, dimensions and graphic documentation are for guidance only and they are not contractually binding. They may be subject to potential modifications due to technical, legal or administrative requirements deriving from the granting of the necessary permits and authorisations, as well as any construction or design requirements the Construction Managers might need to consider, without detriment to quality. The furniture, garden features and appliances are shown with illustration purposes only and therefore they will not be included in the property, except in the cases where these are specifically included in the list of materials. The wardrobe dimensions refer to the necessary building gaps. The kitchen furniture and the layout of the appliances may vary slightly subject to their final assembly. The flooring and tiling are also shown for illustration purposes only and modifications may apply.

En Metrovacesa nuestro objetivo es conseguir la más alta calificación energética, lo que se traduce en beneficios directos para nuestros clientes.

An energy - saving home:

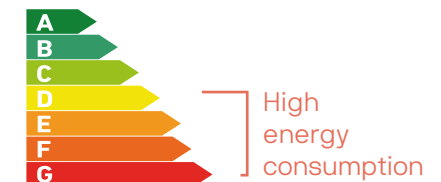
- Improvement of the features of exterior windows and doors.
- Natural and mechanical ventilation.
- Highly-efficient air-conditioning systems.
- Design that takes into account energy saving and the use of environmentally-sustainable materials.
- Adequate thermal and sound insulation in the entire envelope of the building.
- Use of renewable energies.



*According to plan

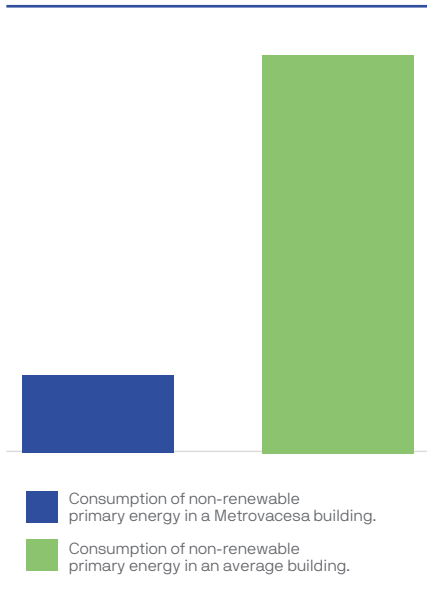
A non- energy saving home:

- Ausencia de sistemas de energía renovable.
- Deficiente aislamiento térmico y acústico.
- Sistemas de ventilación y climatización poco eficientes.
- Diseños sin tener en cuenta la eficiencia energética.

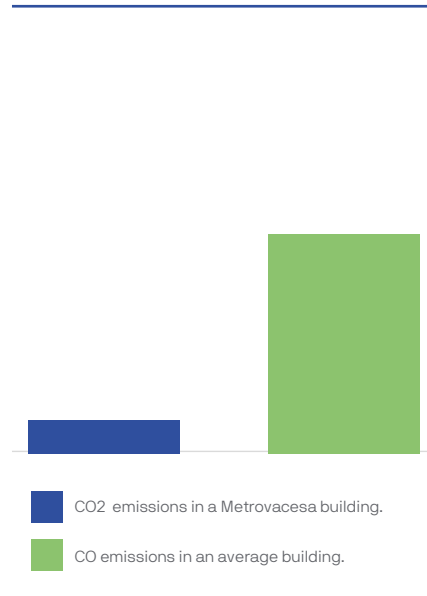


Choosing Metrovacesa means...

Non-renewable primary energy use
(KWh / sq. m. a year)



Carbon dioxide emissions
(Kg CO2 sq. m. a year)



choosing savings.

To reduce kWh/m2 energy consumption for heating per home.

- Proper balance between openings, walls, terraces and insulation of the building envelope to eliminate thermal bridges.
- Aluminium or PVC exterior carpentry with double glazing and low emissivity or solar control glass (depending on orientation).
- Shutter insulation.
- False ceilings in all homes, with insulation for top-floor homes beneath the roof*.

To reduce energy consumption for domestic hot water production (DHW).

- Aerators in taps and thermostatic mixers in bathtubs and single-handle showers*.
- Alternative installation to DHW production by means of a centralised aerothermal system with individual consumption meters*.

To reduce electricity consumption in common areas of each building.

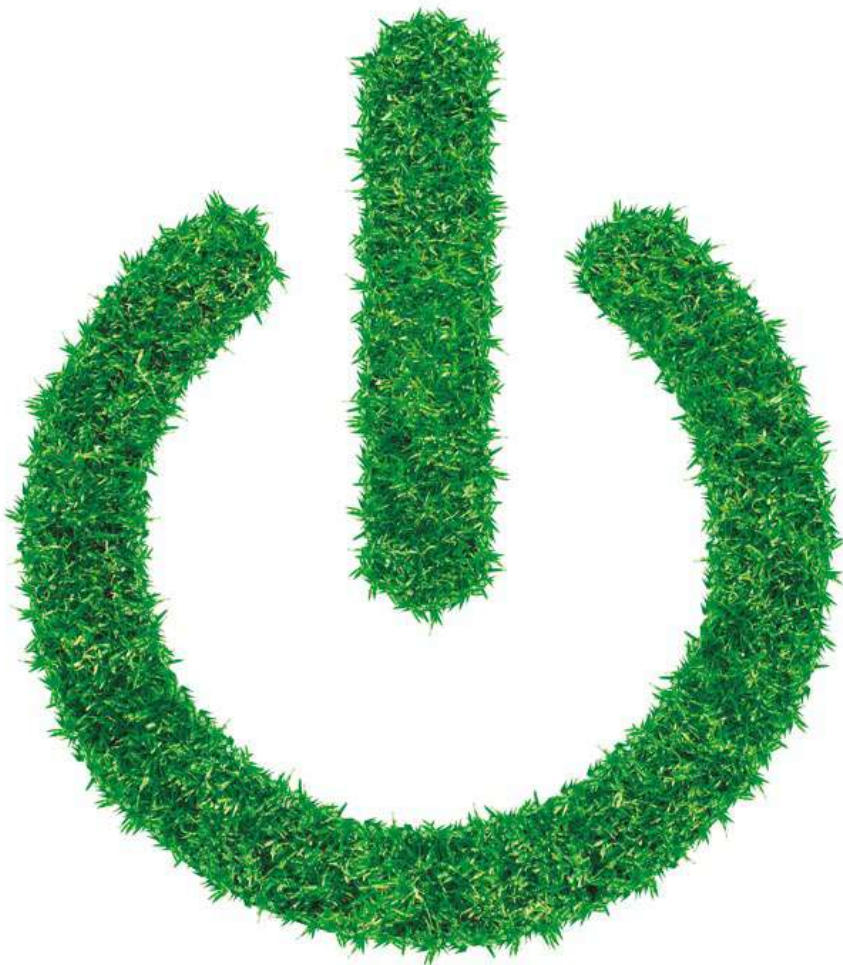
- Low-energy LED lighting with motion detectors in entrances and stairwells.



*Según proyecto.

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We help you save on your bills.



- LED or low-energy lighting.
- Timer switches in common areas.
- Aerothermal systems*.



- Low-flow taps with aerators.
- Dual flush cisterns.
- Rainwater harvesting system for irrigation and cleaning of common areas*.
- Solar panels.
- Outdoor developments and green roofs with native vegetation*.



- Enhanced acoustic and thermal insulation throughout the entire building envelope.
- Double-glazed windows for reinforced insulation*.
- Carpentry with thermal bridge-breaking frames with high levels of airtightness*.



- Condensing boilers for lower gas consumption, thus reducing CO and CO2 emissions*.
- Efficient waste management during construction.
- Electric car charging facilities.

*According to project.





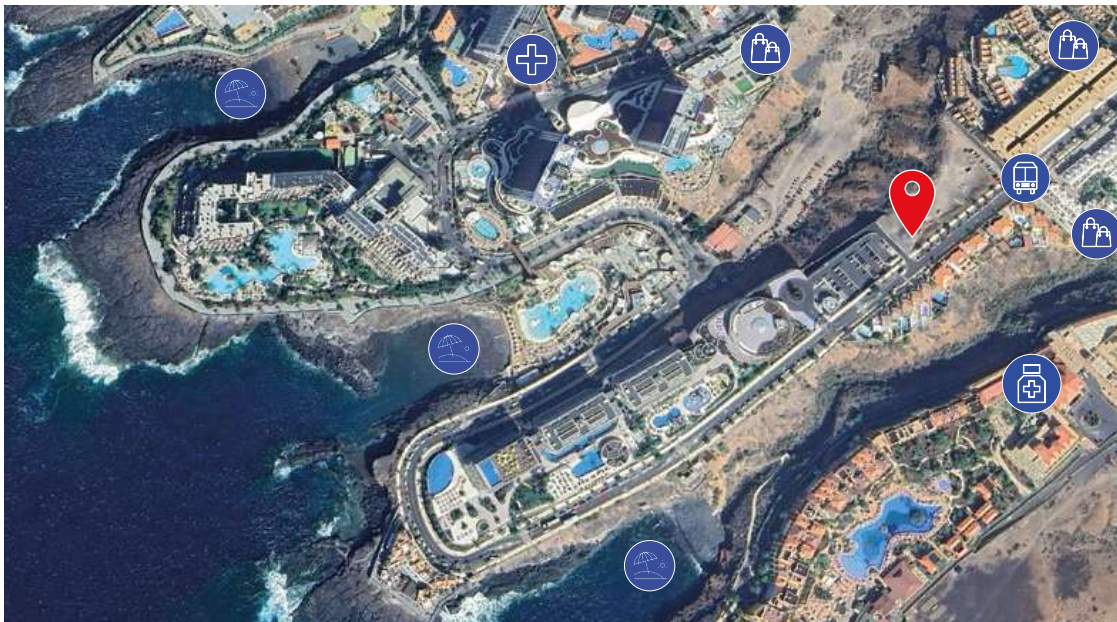
Costa de Adeje.

A step away from the sea and everything you need.

Strategically located in Costa de Adeje, Residencial Abora offers a privileged location that gives you the freedom to choose between the sea and natural landscapes.

You can reach the beach with a short walk, but if you enjoy nature, you can quickly head to any of the seven protected natural sites where you can recharge your energy.

And if what you need is to live the vibrancy of the city, this development is located in an established area with a wide range of services at your doorstep, such as health centres, shops, restaurants, banks, gas station, etc ..., Residencial Abora is the perfect choice for you and your family.



Residencial Abora
Av. de Adeje, 300



Bus stop



Health centre



Pharmacy



Supermarket



Beach

metrovacesa. at last!

Descubre tu nueva casa en [metrovacesa.com](https://www.metrovacesa.com) | 900 55 25 25 | infopromociones@metrovacesa.com

Leaflet for information purposes and not contractually-binding nature drafted from the Basic Project that has been presented for the application of the relevant building permits. Information subject to the necessary modifications to comply with technical, legal or commercial requirements in the course of the building works or on completion, with no significant alterations of the object and no detriments to the quality of the materials. The infographics of the exterior and interior areas are for illustration purposes only and subject to modification. The furniture is not included. The finishes, materials, colours, furnishings, sanitary units and kitchen furniture are approximate to reality. All the information and document filing shall follow the requirements of Royal Decree 515/1989 and other national or regional supplementary regulations. The infographics of the exterior and interior areas are for illustration purposes only and subject to modification. They are not of a contractually-binding nature and are drafted from the Basic Project that has been presented for the application of the relevant building permits. METROVACESA S.A. reserves the right to introduce any necessary modifications required to comply with technical, legal or commercial requirements for the appropriate accomplishment of the building or as requested by the competent public bodies without significant detriment to the object and the quality of the materials. The equipment of the properties will be included in the relevant list of materials. Kitchen furniture is not included.