

Adeje – Callao Salvaje

# Villa Sybaris a few meters from the sea in Callao Salvaje

Property ID: ES223183870



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PURCHASE PRICE: 1.734.000 EUR • LIVING SPACE: ca. 157,03 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 298 m<sup>2</sup>

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## At a glance

Property ID	ES223183870
Living Space	ca. 157,03 m <sup>2</sup>
Available from	According to the arrangement
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	2023

Purchase Price	1.734.000 EUR
Condition of property	First occupancy
Usable Space	ca. 0 m <sup>2</sup>
Equipment	Terrace, Guest WC, Swimming pool

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## The property



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## The property





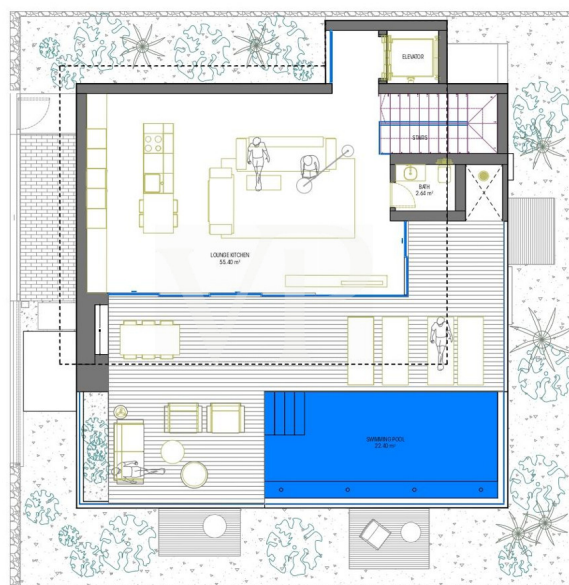
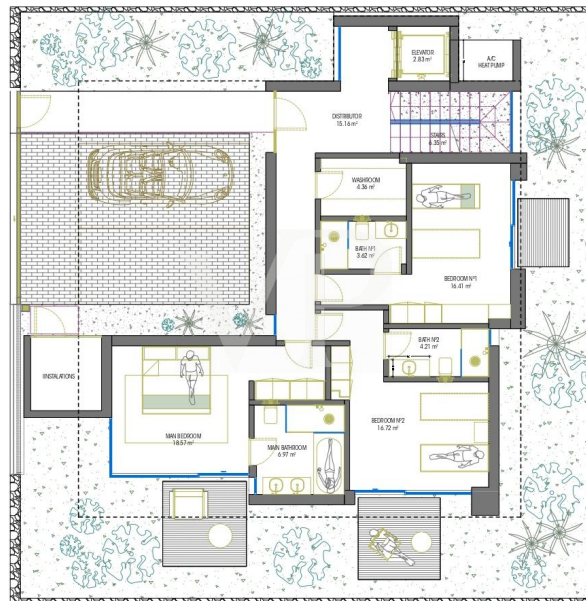
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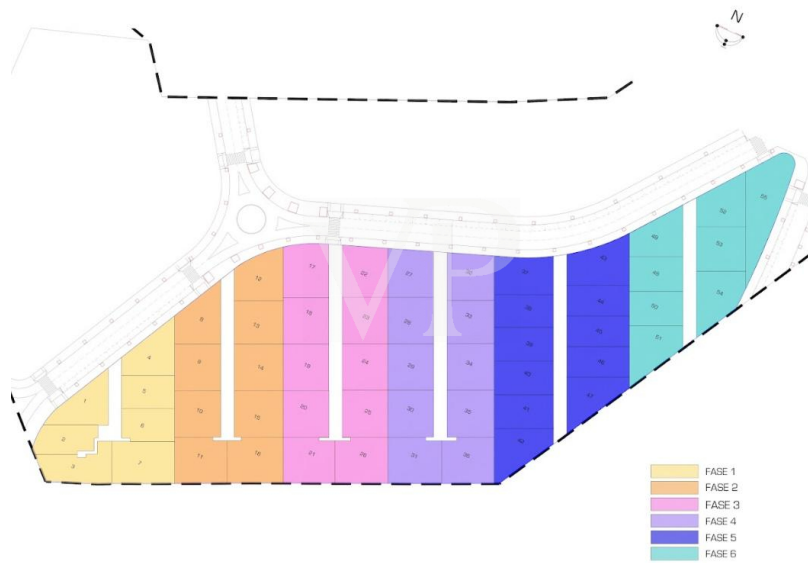
## The property



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## Floor plans









This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Sybaris is a new build project of 55 luxury villas, located on a residential plot on the seafront in Rokabella. These villas offer the latest in technology, minimalist design and sea views. The property is distributed over two floors, with private parking, Split hot/cold air conditioning and an infinity pool on the upper floor. The ground floor offers a private parking with direct access to the main entrance, three large bedrooms, all with en-suite bathrooms and a private terrace which leads to the garden area. A utility room and a laundry room complete this floor. The upper floor is connected by a staircase and an elevator. It offers a toilet, a fully equipped kitchen, a spacious living room with direct access to the large terrace, where there is an incredible infinity pool. From there you have fantastic views of the sea, to the La Gomera Island and the beautiful mountains. It is an ideal property to life in but also interesting as an investment.

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## Details of amenities

- Plot of 298 m<sup>2</sup>
- Total Built 197 m<sup>2</sup>
- 2 floors
- 3 bedrooms with en-suite bathrooms
- Guest toilet
- Private parking for 2 cars
- Kitchen fully equipped
- Split Air Conditioning Hot/Cold
- 22,40 m<sup>2</sup> Infinity pool with pre-installation of heat pump
- Private lift
- Laundry room with electrical and water pre-installation
- Facility room
- Garden area 101,00 m<sup>2</sup>

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## All about the location

Callao Salvaje is located on the southwest coast of Tenerife, belongs to the municipality of Adeje and is one of the places on the island with the most days of sunshine per year. There you will find a variety of shops, cafes, bars, restaurants and a volcanic sand beach. The charming town is a good and convenient starting point for many activities, such as hiking, cycling, surfing, diving, golf or horse riding. From here you can reach the national park and Pico del Teide by car in about 50 minutes. Also the area of Costa Adeje, with the famous "Playa del Duque" and the beaches of Playa de Las Américas can be reached in a few minutes by car. The south airport is approx. 25 minutes by car and the north airport about 50 minutes.

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## Other information

RESPONSIBILITY: We would like to point out that the property information, documents, plans and information that we transmit, come from the seller or owner. Therefore, we are not responsible for the accuracy or completeness of the information in general. All real estate offers are without obligation and subject to possible advertising errors. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell your property, it is important for you to know its market value. Let one of our real estate specialists professionally analyze the current value of your property free of charge and without obligation. Our international network enables us to bring sellers or landlords and interested parties together in the best possible way.



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## Contact partner

For further information, please contact your contact person:

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