

Adeje – Callao Salvaje

# Impressive design villa in Callao Salvaje

Property ID: ES223183852



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**PURCHASE PRICE: 1.838.000 EUR • LIVING SPACE: ca. 239,41 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 305 m<sup>2</sup>**

Property ID: ES223183852 - 38678 Adeje – Callao Salvaje

- At a glance
- The property
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

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## At a glance

Property ID	ES223183852	Purchase Price	1.838.000 EUR
Living Space	ca. 239,41 m <sup>2</sup>	Condition of property	First occupancy
Available from	According to the arrangement	Usable Space	ca. 0 m <sup>2</sup>
Rooms	6	Equipment	Terrace, Guest WC, Swimming pool
Bedrooms	3		
Bathrooms	4		
Year of construction	2024		
Type of parking	2 x Multi-storey car park		

Property ID: ES223183852 - 38678 Adeje – Callao Salvaje

## The property



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## The property



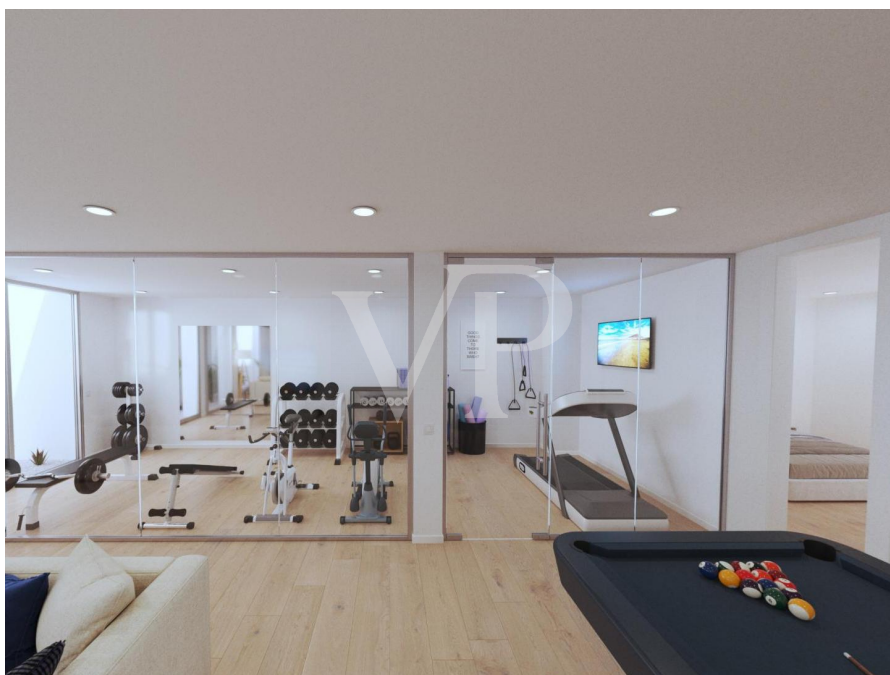
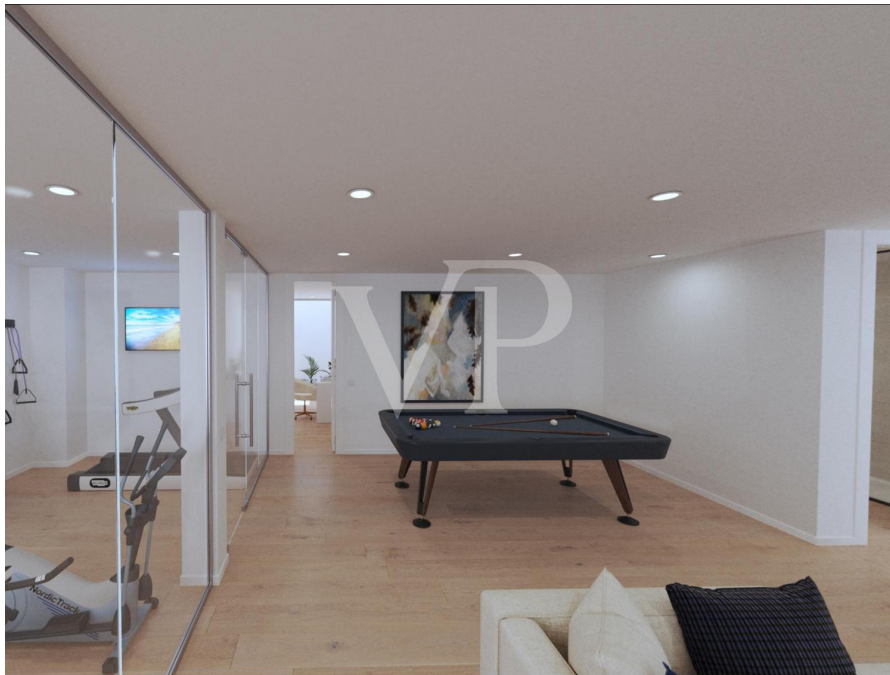
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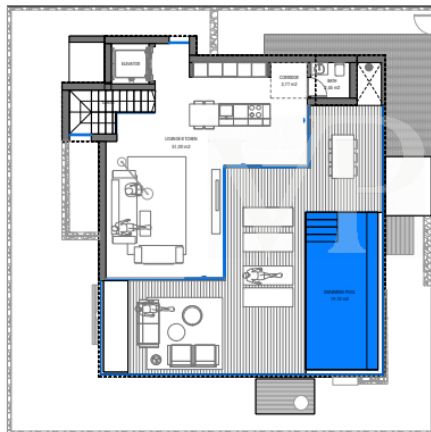
## The property





Property ID: ES223183852 - 38678 Adeje – Callao Salvaje

## Floor plans

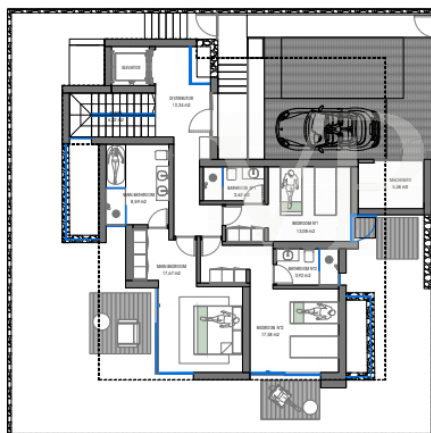
**Plot 34**  
First floor

S Y B A R I S

**Plot 34**

Plot area:	305.30 m <sup>2</sup>
Build area:	239.61 m <sup>2</sup>
Usable area:	239.41 m <sup>2</sup>
First floor:	56.22 m <sup>2</sup>
Terrace surface:	58.41 m <sup>2</sup>
Pool surface:	19.12 m <sup>2</sup>

This information is indicative and may be modified for technical, legal, aesthetic or commercial reasons. Please note that both the surfaces and the structure may undergo certain alterations as a result of design and/or legal adaptations.  
The layout of the furniture is indicative.

**Plot 34**  
Ground floor

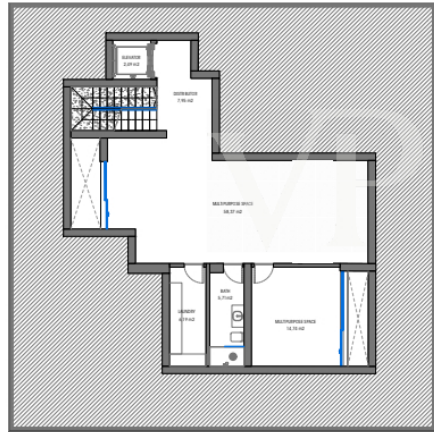
S Y B A R I S

**Plot 34**

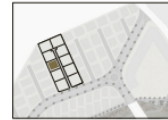
Plot area:	305.30 m <sup>2</sup>
Build area:	239.61 m <sup>2</sup>
Usable area:	239.41 m <sup>2</sup>
Ground floor:	69.41 m <sup>2</sup>
Garden usable area:	103.34 m <sup>2</sup>

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**Plot 34**  
Basement



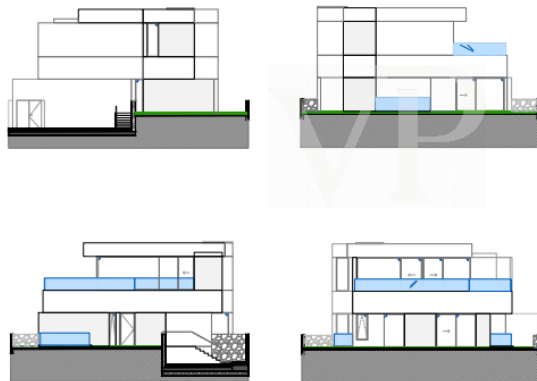
S Y B A R I S



<b>Plot 34</b>	
Plot area:	305,30 m <sup>2</sup>
Build area:	239,61 m <sup>2</sup>
Usable area:	239,41 m <sup>2</sup>
Basement area:	93,78 m <sup>2</sup>

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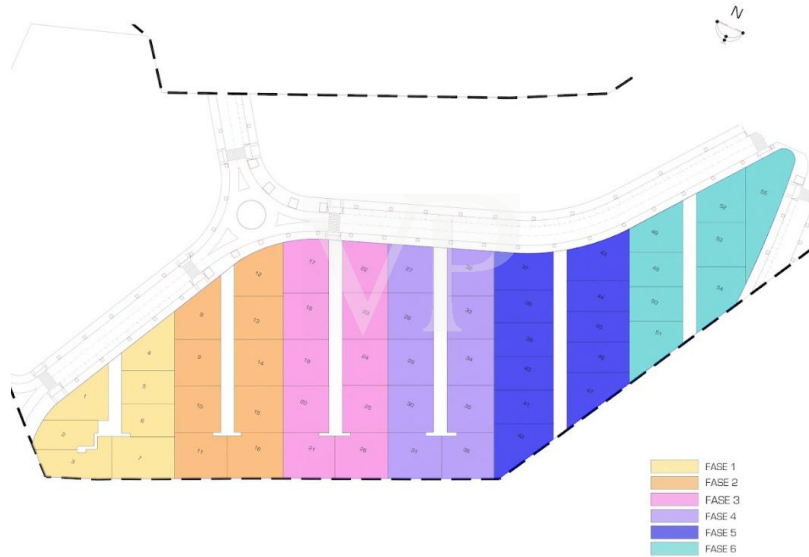
**Plot 34**  
Elevations



S Y B A R I S



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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.

Property ID: ES223183852 - 38678 Adeje – Callao Salvaje

## 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 three floors, connected by stairs and an elevator, with private parking, Split hot/cold air conditioning and a heated infinity pool on the upper floor. The basement floor has natural light thanks to a large window. There we find a large recreation room and a additional room, a laundry room and a bathroom. 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 completes this floor. The upper floor offers a guest toilet, a fully equipped kitchen and a spacious living room with direct access to the large terrace, with an incredible infinity pool. From there you can enjoy fantastic views of the sea, to the La Gomera 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

- Villa Sybaris Golden Model
- Plot: 305,30 m<sup>2</sup>
- Built meters: 291.61 m<sup>2</sup>
- 3 bedrooms with en-suite bathrooms
- Bathrooms: 4 in total + 2 guest toilets
- Split Air Conditioning Hot/Cold
- Kitchen fully equipped
- Private Lift
- Heated pool (19.12 m<sup>2</sup>) with shower
- Private parking for 2 cars
- Multipurpose room with English patio
- Fully equipped laundry room, storage and sink
- Blinds in living room and bedrooms
- Domotics system
- Water purification system

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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

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## Contact partner

For further information, please contact your contact person:

Caroline Müller

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