

## Modern Three Bedroom Villa with Private Pool



**Reference:** 8336  
**Area/Town:** Callao Salvaje  
**Complex:** Sybaris  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €1,590,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 300 m<sup>2</sup>
- **Internal (m2):** 195 m<sup>2</sup>
- **Terrace (m2):** 62 m<sup>2</sup>

- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation
- **Exterior:** Garage, Porch, Private Pool, Sunny Terraces, Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Residential Location, Very Good Access, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, En Suite Shower Room, Living Room With Dining Area, Utility Room
- **Views:** Sea
- **Additional:** Air Conditioning, Ceramic Hob, Dishwasher, Many Special Features, Oven, Washing Machine

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Clear Blue Skies Group SL is delighted to present this modern newly built three bedroom detached villa with private swimming pool. It is situated in the newest luxury area of Rokabella, near to the coastal town Callao Salvaje which is on the edge of Costa Adeje.

Callao Salvaje is located in the desirable Adeje municipality on the south west coast of Tenerife and is in close proximity to the TF1 motorway so it is only a ten minute drive to the rest of Costa Adeje and the other main resort towns in the south of Tenerife, namely Playa de las Americas and Los Cristianos and less than half an hour to the Tenerife South airport. It has very good public transport connections and enjoys numerous local amenities such as supermarkets, a church, a beach and a good variety of bars and restaurants and if golf is your passion, Rokabella is close to Costa Adeje Golf and the prestigious Abama Championship Golf Course. Also in the neighbouring town of Playa Paraiso, you can find more bars and restaurants and the new dining and shopping mall, the Rosa Centre, plus both Callao Salvaje and Playa Paraiso have their own beaches.

This wonderful fully furnished villa forms part of the Sybaris development designed by Leonardo Omar, an outstanding Tenerife Architect. Only the finest materials of construction have been used and the high-grade specification includes an internal elevator, heating and air conditioning system, porcelain floors, and automated irrigation system in the garden. Distributed over two floors, this spacious property sits on a plot of 300m<sup>2</sup>, and upon entering from the street level, you will find the sleeping area which boasts three en-suite bedrooms, each with fitted wardrobes and access to a terrace and garden, a handy utility room and private car port for two cars. Upstairs is dedicated to the living area with a guest toilet, fully fitted and equipped open plan kitchen with dining area and lounge where floor to ceiling glazing floods the space with natural light as well as benefitting from the most wonderful sea views out to the Atlantic Ocean and to neighbouring island La Gomera, plus provides access to the swimming pool area.

This is a fantastic property in the newest up market area in the south of Tenerife so Clear Blue Skies Group SL highly recommend accompanied site viewing with one of our Sales Advisors. In the first instance, please contact our friendly sales office in Fañabé Plaza for further information.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.

