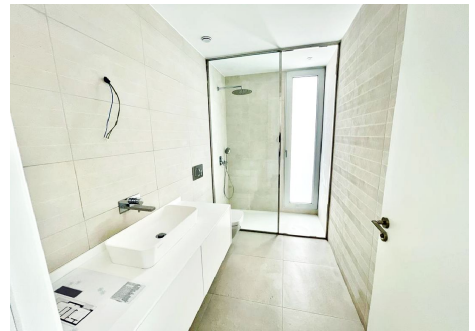
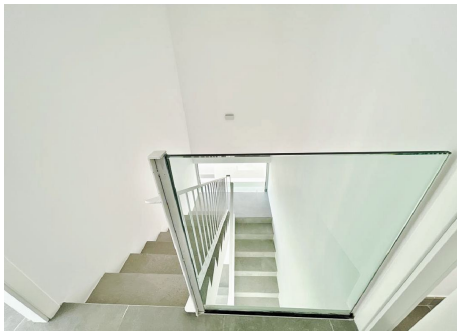
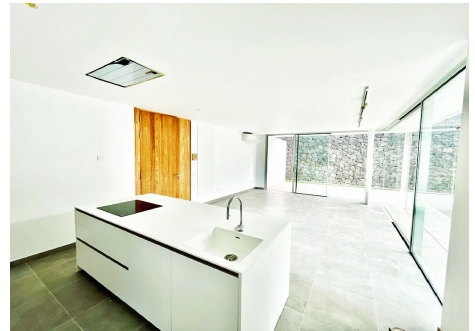
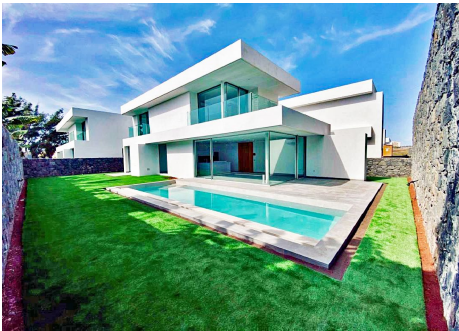


Brand New Super Luxury Villa with Private Pool



Reference: 8354C
Locality: Callao Salvaje
Complex: Sybaris
Type: House (Villa)
Status: For Sale
Price: €1,350,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Plot (m2):** 372 m²
- **Internal (m2):** 169 m²
- **Year Constructed:** 2022

- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Private Pool, Private terrace
- **Location:** Conveniently Situated For Golf, Popular Urbanisation, Prestigious Area, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom
- **Views:** Panoramic
- **Additional:** Air Conditioning, Automatic Irrigation System, Electric Blinds, Water Filter

Brand New Super Luxury Villa with Private Pool

Clear Blue Skies Group SL is delighted to present for sale, this beautiful, contemporary three bedroom detached villa with private heated swimming pool which has been recently completed and is situated in the newest luxury area of Rokabella, near to the coastal town Callao Salvaje which forms part of the sought after Costa Adeje area.

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 resale 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 bandalux electric blinds, heating and air conditioning system, porcelain floors, electric car charger, water softening system and automated irrigation system in the garden.

This fantastic property is distributed over two floors plus there is a basement level and the property is set on a plot of 372m². The basement level has a garage for two vehicles, laundry room and a separate multipurpose area. The first floor offers internally an open plan living concept of living / dining / kitchen area as well as a double bedroom and full bathroom and externally at this level, there is ample outside space incorporating paved terrace area as well as a private swimming pool and an artificial lawned garden. The upper level features two double bedrooms both with their own corresponding en suite bathrooms as well as access to a private terrace.

This is a fantastic property and is ideal for someone looking for a brand new property in the newest up market area in the south of Tenerife but one that is already fully completed and ready to be used and enjoyed. Clear Blue Skies Group SL highly recommend viewing, so 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.

