

## Brand New Luxury Villas with Private Pool



**Reference:** 8446  
**Area/Town:** Callao Salvaje  
**Complex:** Sybaris  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €1,766,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Plot (m2):** 306 m<sup>2</sup>
- **Internal (m2):** 239 m<sup>2</sup>
- **Terrace (m2):** 200 m<sup>2</sup>

- **Decor:** Built to High Standards, Fitted Cupboards, Luxury Fittings, Modern Style, Newly Built
- **Exterior:** Garage, Private Pool, Private terrace
- **Location:** Near Amenities, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom, Living Room With Dining Area, Utility Room
- **Views:** Sea
- **Additional:** Central Heating, Ceramic Hob, Dishwasher, Double Glazing, Good Rental Potential, Microwave, Oven, Washing Machine

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Clear Blue Skies Group SL are honoured to have been selected as approved agents for the brand-new Sybaris Villas in the highly exclusive Rokabella area in Callao Salvaje, Costa Adeje. Located on the southwest coast of Tenerife, the coastline that is reputed to have the best climate in Tenerife, this extraordinary project promises to deliver the very highest standard of premium real estate to the Tenerife property market.

Ideally located only a ten-minute drive to other parts of Costa Adeje, and the large resort towns of Playa de las Americas and Los Cristianos. For lovers of golf, Rokabella is close to Costa Adeje Golf and Abama Golf and Tenerife South airport is conveniently located under half an hour drive away. Owners of Sybaris Villas are guaranteed fabulous views across the Atlantic Ocean and to other Canary islands. Sybaris Villas are just a ten-minute walk from the beautiful beach in neighbouring Callao Salvaje, where one can also find lots of excellent bars and restaurants.

Sybaris Villas have been designed by Leonardo Omar, an outstanding Tenerife Architect. Only the finest materials of construction have been used in creating the 4th phase of these contemporary detached villas, and the high-grade specification includes an internal elevator, heating and air conditioning system, porcelain floors, and automated irrigation system in the garden. On the upper floor, each of these fine homes comprises of a large open-concept lounge and fully equipped contemporary kitchen, fully fitted and equipped with top class appliances, plus a guest toilet. The front is fully glazed, showcasing the beautiful sea view, and opens onto a large terrace which boasts plenty of space for dining and sunbathing, and features the stunning heated swimming pool. The ground floor accommodates three large bedrooms, each one with an ensuite bathroom, dressing area, and its own terrace. There is also a useful utility room. Externally there are areas of garden at ground floor level and secure parking for two cars.

As can be seen from the photographs, these villas are nothing short of magnificent and their location is perfect, both from an investment point of view and the arguably more important, quality of life perspective. There is an option to rent your villa through the dedicated rental and property management service, offering an extra layer of investment potential.

These villas feature an additional basement level providing approximately 100m<sup>2</sup> of extra multipurpose space, ideal for a home gym, cinema or wine cellar. Optional furniture package and possibility of adding lots of additional features. Possibility of subrogation of construction mortgage. Clear Blue Skies Group SL highly recommend these wonderful villas. For a full brochure, details of the rental management service, to view floor-plans and availability or to discuss details of these fine properties, please contact our sales office in Fañabé Plaza.

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.

