

# ClearBlueSkies

## Luxury Three Bedroom Villa with Private Pool



**Reference:** 9105C  
**Area/Town:** Callao Salvaje  
**Complex:** Sybaris  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €1,595,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Internal (m2):** 147 m<sup>2</sup>
- **Terrace (m2):** 134 m<sup>2</sup>
- **Floor level:** 2
- **Floors:** 2

- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Easily Maintained Gardens, Private Pool, Sunny Terraces
- **Location:** Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** Dining Area, En Suite Bathroom, En Suite Shower Room, Kitchen Diner, Lounge, Utility Room
- **Views:** Sea
- **Additional:** Air Conditioning, Many Special Features

# Luxury Three Bedroom Villa with Private Pool

Clear Blue Skies are delighted to offer this beautifully appointed three bedroom villa located on the Sybaris development in the highly exclusive Rokabella area of Callao Salvaje, Costa Adeje. This amazing property is situated on the southwest coast of Tenerife, the coastline that is reputed to have the best climate in Tenerife.

Rokabella is 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 and Costa Adeje. For lovers of golf, it is close to Abama Golf Resort and Golf Costa Adeje and due to the recent extension of the TF1 motorway, the 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, in particular La Gomera, and occasionally El Hierro and La Palma. Sybaris Villas are just a ten-minute walk from the beautiful beach in neighbouring Callao Salvaje, where you can also excellent bars and restaurants.

Sybaris Villas were designed by Leonardo Omar, an outstanding Tenerife Architect and only the finest materials of construction have been used for these contemporary detached villas, of which the high-grade specification includes an internal elevator, air conditioning and heating system and porcelain floors.

The upper floor comprises of a large open concept lounge and a contemporary kitchen with central island seating, fully fitted and equipped with integrated appliances, plus a guest toilet. The front is fully glazed and flooded with natural light, 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 has three large bedrooms, each with an ensuite bathroom, fitted wardrobes, and its own terrace. There is also a useful utility room on this level. Externally, at ground level the private garden surrounds the villa and is fitted with artificial grass for low maintenance, and secure parking for two cars.

In summary this beautiful property is inclusive of the lovely furniture and ready to enjoy from day one. Clear Blue Skies highly recommend viewing, please contact our sales office in Fañabé Plaza for further information and to arrange an accompanied visit.

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.

