

Adeje – Callao Salvaje

Minimalist design villa in Callao Salvaje

Property ID: ES223183858



www.von-poll.com

PURCHASE PRICE: 1.620.000 EUR • LIVING SPACE: ca. 239,41 m² • ROOMS: 6 • LAND AREA: 306 m²

Property ID: ES223183858 - 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

Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

At a glance

Property ID	ES223183858	Purchase Price	1.620.000 EUR
Living Space	ca. 239,41 m ²	Condition of property	First occupancy
Rooms	6	Equipment	Terrace, Guest WC, Swimming pool
Bedrooms	3		
Bathrooms	4		
Year of construction	2024		
Type of parking	2 x Outdoor parking space		

Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

The property



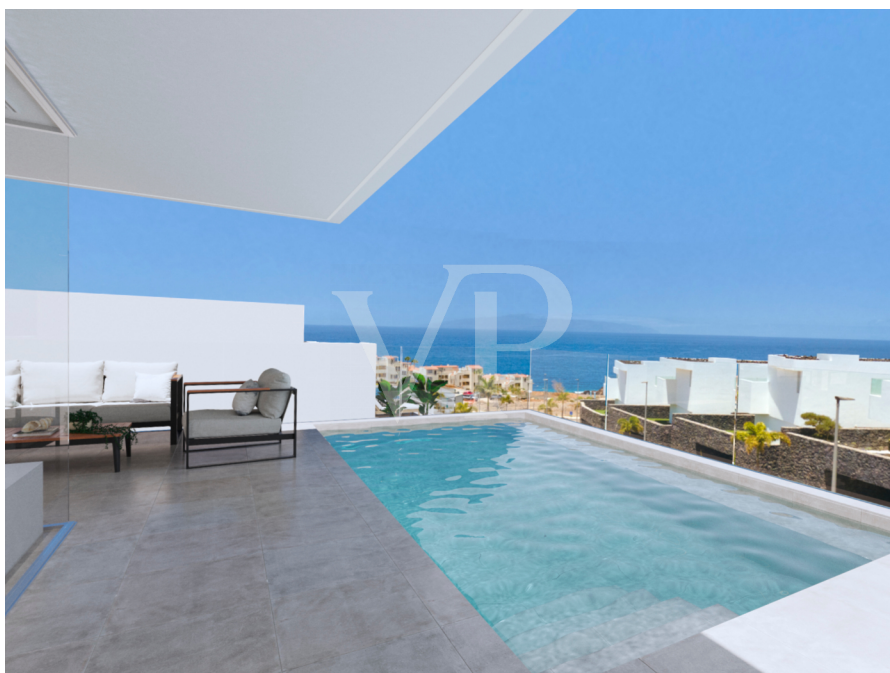
Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

The property



Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

The property



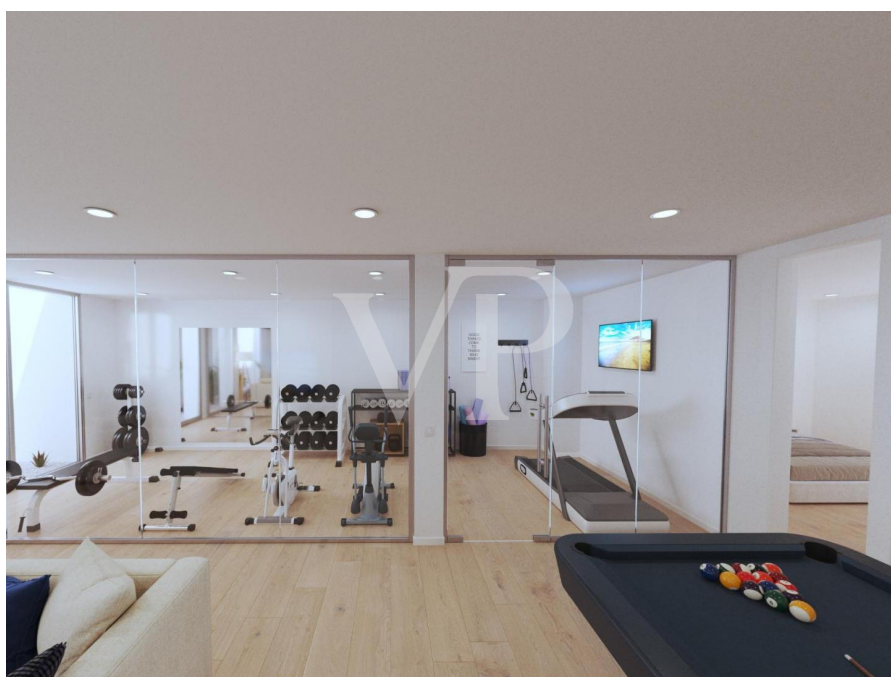
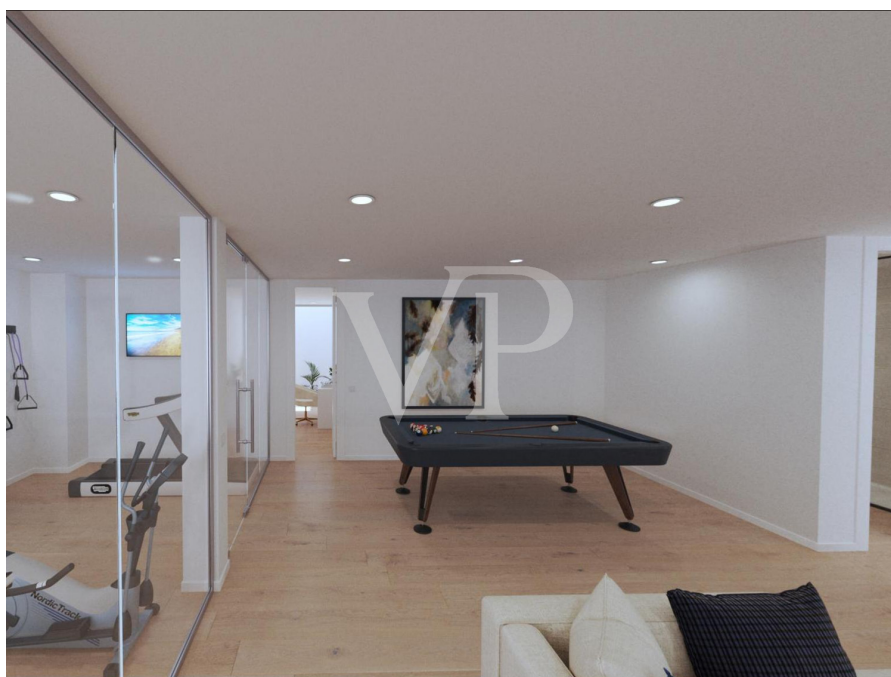
Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

The property



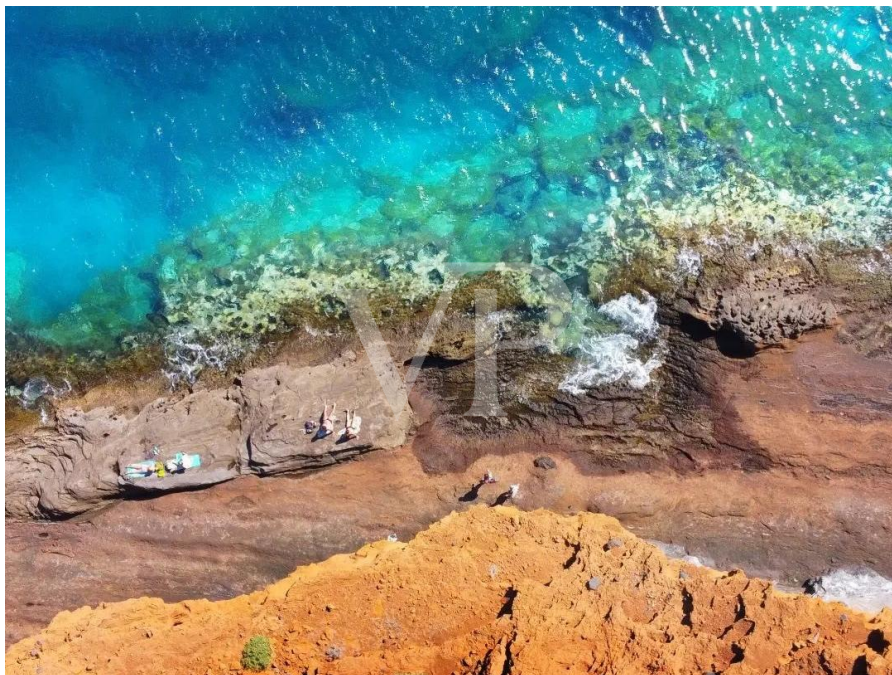
Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

The property



Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

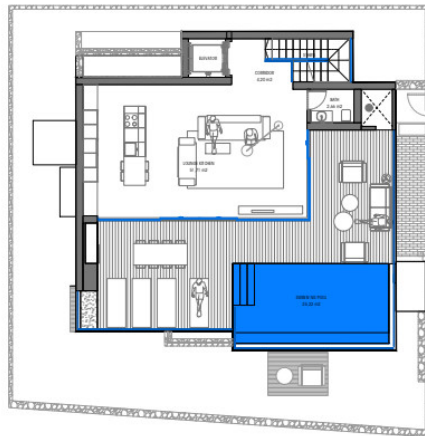
The property



Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

Floor plans

Plot 32
First floor



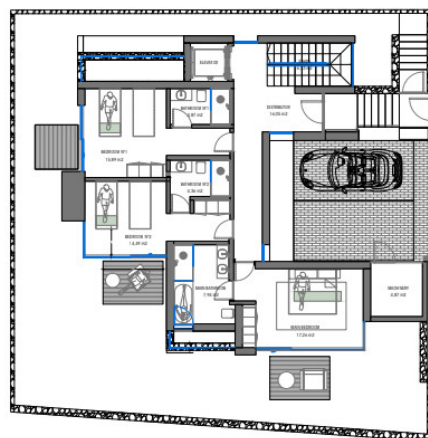
S Y B A R I S



Plot 32	
Plot area:	306,38 m ²
Build area:	288,49 m ²
Usable area:	239,41 m ²
First floor:	52,98 m ²
Terrace surface:	53,78 m ²
Pool surface:	21,65 m ²

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 32
Ground floor



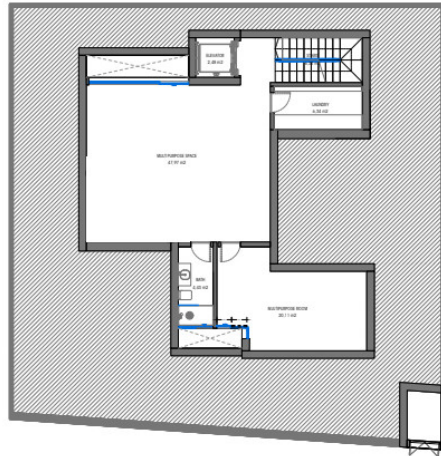
S Y B A R I S



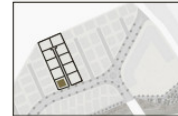
Plot 32	
Plot area:	306,38 m ²
Build area:	288,49 m ²
Usable area:	239,41 m ²
Ground floor:	91,06 m ²
Garden usable area:	113,25 m ²

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 32
Basement



S Ý B A R I S



Plot 32	
Plot area:	306.38 m ²
Build area:	288.49 m ²
Usable area:	238.41 m ²
Basement area:	89.76 m ²

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.

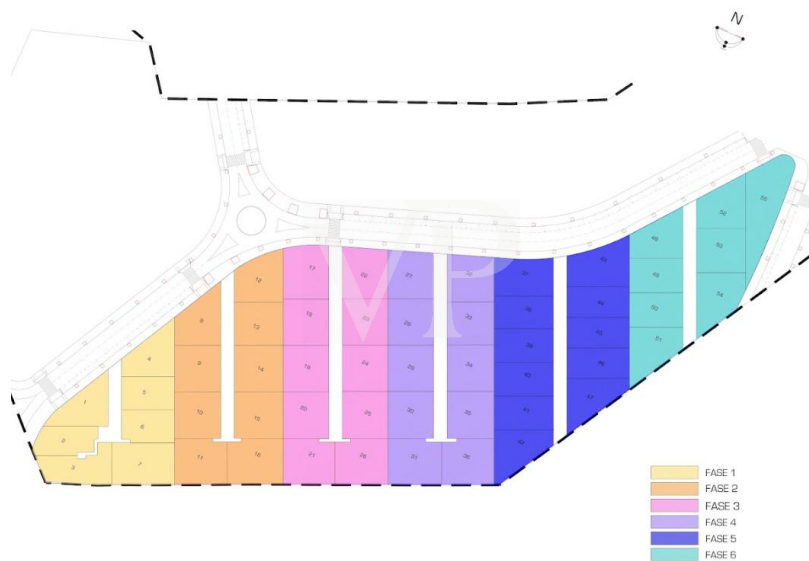
Plot 32
Elevations



S Ý B A R I S



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.



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: ES223183858 - 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 Island and the beautiful mountains. It is an ideal property to life in but also interesting as an investment!

Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

Details of amenities

- Villa Sybaris Gold Model
- Plot size: 306,38 m²
- Built meters: 288.49 m²
- 3 bedrooms with en-suite bathrooms
- Bathrooms: 4 in total + 1 guest toilet
- Split Air Conditioning Hot/Cold
- Kitchen fully equipped
- Private Lift
- Heated pool (21.65 m²) with shower
- Private parking for 2 cars
- 2 Multipurpose rooms with English patio
- Fully equipped laundry room, storage and sink
- Blinds in living room and bedrooms
- Domotics system
- Water purification system

Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

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.

Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

Other information

LIABILITY: We would like to point out that the property information, documents, plans, etc. that we pass on come from the seller or landlord. We therefore accept no liability for the correctness or completeness of the information. It is therefore the responsibility of our customers to check the property information and details contained therein for accuracy. All real estate offers are non-binding and subject to errors, prior sale and rental or other intermediate use. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell your property, it is important for you to know its market value. Let one of our real estate specialists professionally analyze the current value of your property free of charge and without obligation. Our international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Property ID: ES223183858 - 38678 Adeje – Callao Salvaje

Contact partner

For further information, please contact your contact person:

Caroline Müller

Avda Chayofita 18, C.C. Parque Santiago 6, Local 24 Teneriffa Süd
E-Mail: tenerife.south@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com