

Adeje – Callao Salvaje

# Minimalist design villa in Callao Salvaje

Property ID: ES223183858



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PURCHASE PRICE: 1.990.000 EUR • LIVING SPACE: ca. 160 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 322 m<sup>2</sup>

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | ES223183858               |
| Living Space         | ca. 160 m²                |
| Rooms                | 6                         |
| Bedrooms             | 3                         |
| Bathrooms            | 4                         |
| Year of construction | 2024                      |
| Type of parking      | 2 x Outdoor parking space |

|                       |                                  |
|-----------------------|----------------------------------|
| Purchase Price        | 1.990.000 EUR                    |
| Condition of property | First occupancy                  |
| Usable Space          | ca. 266 m²                       |
| Equipment             | Terrace, Guest WC, Swimming pool |

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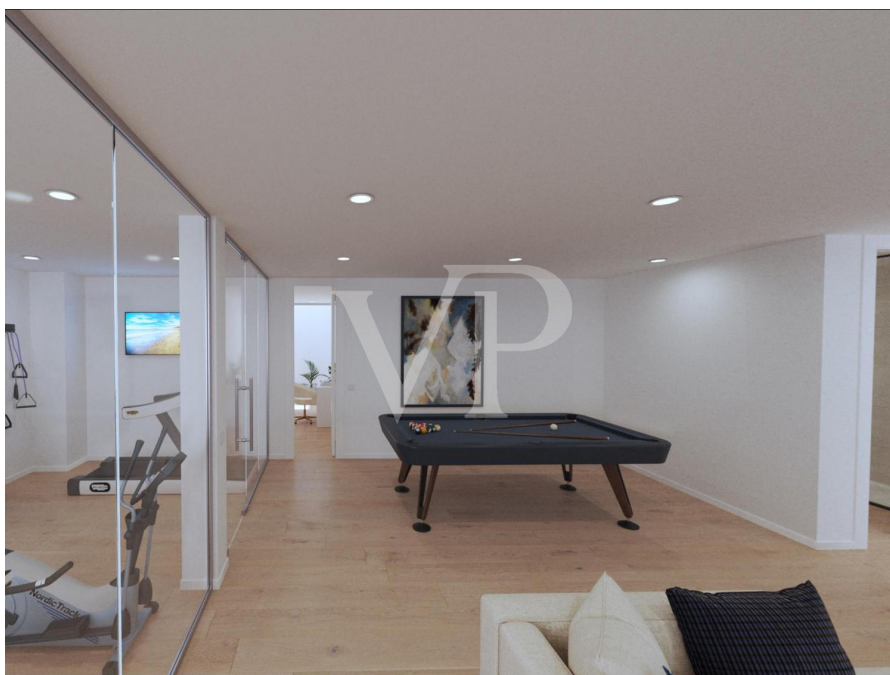
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## The property



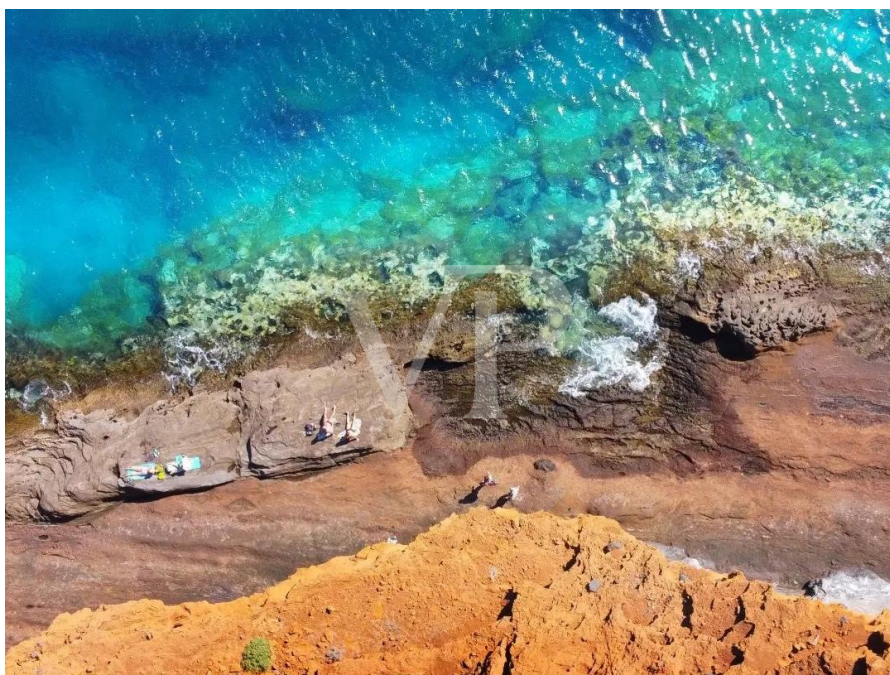
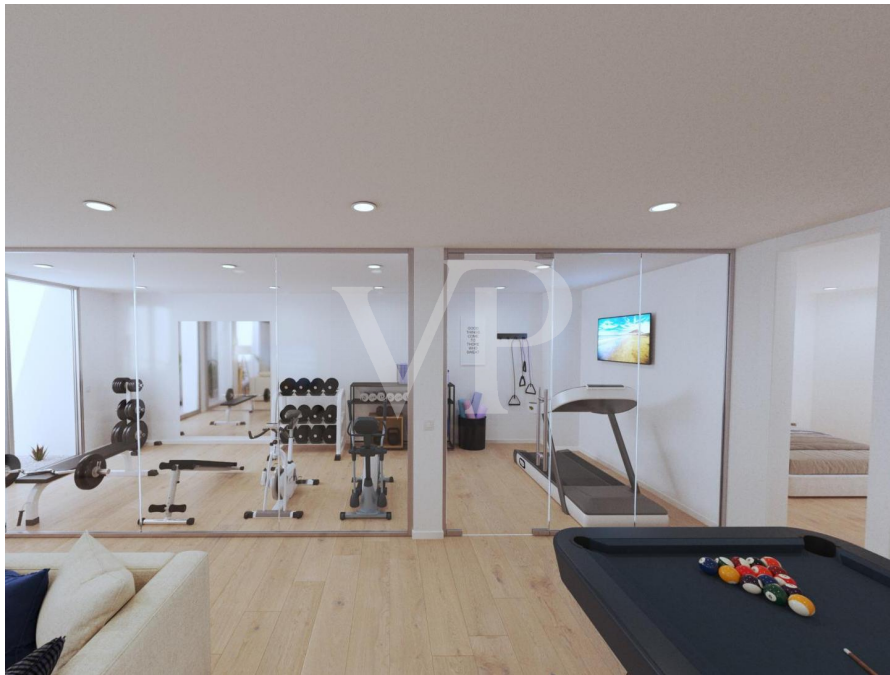
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## Floor plans

Parcela 31  
Planta Alta

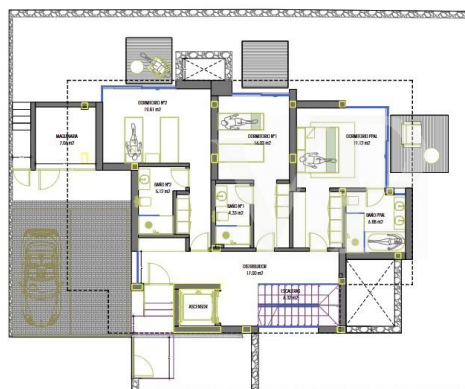
S Y B A R I S



| Parcela 31          |           |
|---------------------|-----------|
| S. parcela:         | 322,18 m² |
| S. cons:            | 389,27 m² |
| S. útil:            | 296,10 m² |
| Planta alta:        | 55,84 m²  |
| S. terraza P. alta: | 51,50 m²  |
| S. piscina P. alta: | 21,66 m²  |

Esta información es orientativa y puede sufrir modificaciones por motivos técnicos, jurídicos, estilísticos o comerciales. Tengo en cuenta que tanto las superficies como la estructura puede sufrir ciertas alteraciones como consecuencia de adaptaciones de diseño y/o legales.

La disposición del mobiliario es orientativa.

Parcela 31  
Planta Baja

S Y B A R I S



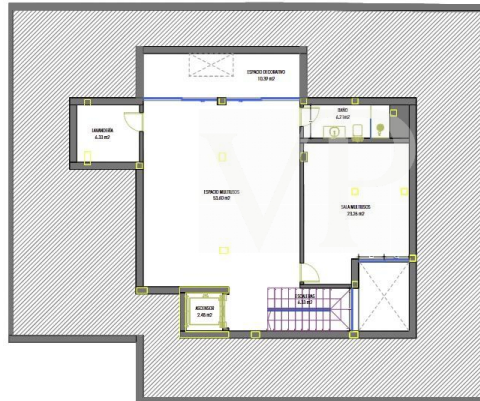
| Parcela 31         |           |
|--------------------|-----------|
| S. parcela:        | 322,18 m² |
| S. cons:           | 389,27 m² |
| S. útil:           | 296,10 m² |
| Planta baja:       | 128,67 m² |
| S. jardín P. baja: | 117,54 m² |

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La disposición del mobiliario es orientativa.

**Parcela 31**  
Planta Sótano

## S Ý B A R I S



| Parcela 31  |           |
|-------------|-----------|
| S. parcela: | 322.18 m² |
| S. com:     | 382.27 m² |
| S. útil:    | 266.10 m² |
| S. Sótano:  | 108.59 m² |

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La disposición del mobiliario es orientativa.

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.

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## A first impression

Sybaris Modelos GOLD is a new development project consisting of 10 luxury villas in a prime location within the newly developed area of Rokabella. With a built area of 300 m<sup>2</sup>, these exclusive residences offer a unique living experience, combining ultimate comfort with modern design and high-quality materials. The villa impresses with its open, light-filled architecture, where spacious living areas seamlessly flow into one another. Three luxurious bedrooms ensure maximum comfort and privacy, each featuring its own elegantly designed en-suite bathroom. The basement includes two multifunctional rooms that can be adapted to the owner's needs, whether as a gym, home cinema, or wellness area. A true highlight of the villa is the stunning 25-meter infinity pool, enhancing the exclusive character of the property. Thanks to the advanced Home Connect System, the entire house can be intuitively controlled, from lighting to security features. This luxury villa is a masterpiece of modern living—a perfect combination of design, comfort, and innovative technology.

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## Details of amenities

- Villa Sybaris Modelo Gold with approx. 300 m<sup>2</sup> built area
- 3 floors connected by a private elevator
- 3 bedrooms, 4 bathrooms in total, 1 guest toilet
- Heated infinity pool of 25 m<sup>2</sup>
- Fully equipped laundry room with furniture and appliances
- Air conditioning / Heating
- Fully equipped kitchen
- Private parking for 2 cars
- 2 multifunctional rooms with English patio
- Electric blinds in the living room, kitchen, and bedrooms
- Home Connect Plus system with voice control
- Water purification system

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## 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.

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## 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.

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## Contact partner

For further information, please contact your contact person:

Caroline Müller

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