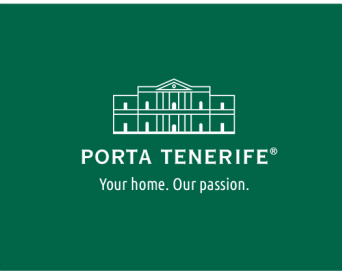


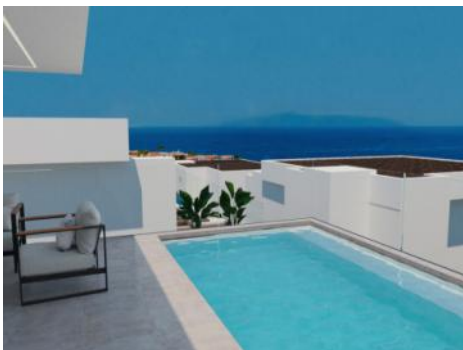
# Callao Salvaje

Reference 107919



## Exclusive designer-villa with garden, heated pool and ocean views in Rokabella, Costa Adeje

constructed area:	292 m <sup>2</sup>	energy certificate:	in process
plot area:	305 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 1,838,000.-</b>



# Callao Salvaje

## Reference 107919



### Details:

Come and discover this luxurious villa, conceived and designed by renowned architect Leonardo Omar. It stands on a large individual plot with breathtaking views over the Atlantic ocean and La Gomera, in the exclusive Sybaris Luxury Villa community in Rokabella, a new prestigious residential complex on the beach promenade in Costa Adeje.

During its construction one of the main considerations was the use of only the highest-quality materials down to the smallest detail, and this has characterised the design to make the most of the natural light and the breathtaking views in the distribution of the living space of this elegant, contemporary-style 3-level villa.

On the first floor are the 3 bedrooms, each with fully-lined fitted wardrobes and complete en-suite bathrooms, a terrace with a garden of over 113 sqm, and a private garage for 2 cars.

The upper level houses a light-flooded living-dining area with floor-to-ceiling windows, a modern, openly-designed kitchen fully-equipped with high-quality appliances, which has access to a large terrace with glass balustrades and to the heated pool with overflow system and outside shower. This large outdoor space will allow you to enjoy the sun and the sea views throughout the year. Also on this floor is a guest WC.

A large cellar area of more than 93 sqm contains 2 additional rooms with endless possibilities for use, for example, as a gym, game room, TV room, office, etc. Each room has its own patio, and there is also a full bathroom and a fully-equipped laundry room.

The 3 levels are connected by beautiful staircases, but there is also a private lift adding convenience and mobility to the specifications.

Further exclusive features of this exceptional property include biometric locks, electric window blinds, air conditioning, sustainable arothermal systems, water purification, and home automation.

## Callao Salvaje

### Reference 107919



### Location & surrounding area:

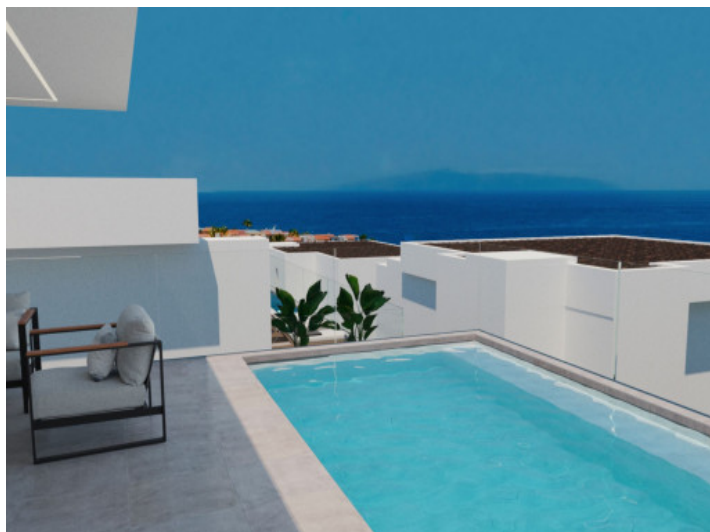
Adeje includes numerous popular settlements on the southwest coast of Tenerife, which are known in their entirety and together with the local coastline as Costa Adeje. Under the protection of the volcano Teide, which opposes the trade winds mostly coming from the northeast, the climate is very sunny and the sunsets are even more impressive with the neighboring island of La Gomera in the background.

On this coast, there are many beaches with the best opportunities for swimming or water sports, from Playa del Duque, Playa de Fañabe, Playa de Torviscas, Playa del Bobo, Playa de las Cuevitas and Playa de Troya up to Playa de las Américas. The marina of Puerto Colón is also a starting point for trips to whale watching, the cliffs of Los Gigantes (max. height 638 meters) and Masca Gorge. Not far from the beaches nestled harmoniously into the landscape, is the 27-hole golf course Golf Costa Adeje, on which to the viewer admires - directly adjacent to the green of the course - the deep blue sea with La Gomera in the background.

The Costa Adeje has excellent infrastructure, numerous shops, restaurants and a lot of special attractions like the Aqualand and Siam Park. This will benefit owners of the many apartments, houses and villas in the region, but also the community Adeje, which presents itself in bright colors with its beautiful old church, town hall, elegant Canarian wooden balconies and around his cozy Plaza. Other cultural attractions invite you to a contemplative walk through Adeje, such as the cultural center or the large statues of Beethoven and the Guanche-King "El Gran Tinerfe".

# Callao Salvaje

Reference 107919



Pool



Living area



Living area



Kitchen



Living area



Bedroom

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

# Callao Salvaje

Reference 107919



Bathroom



Bathroom



Living area



Gym



Villa

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