

## Callao Salvaje

Reference 107916



**PORTA TENERIFE®**  
Your home. Our passion.

## Magnificent luxury villa with sea views for sale in Rokabella - Costa Adeje

constructed area:	288 m <sup>2</sup>	swimming pool:	✓
plot area:	288 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	✓	<b>price:</b>	<b>€ 1,749,000.-</b>



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### Details:

This exclusive villa is located in Sybaris Luxury Villa, a luxury development ideally located on the seafront in Rokabella, a new residential area of Costa Adeje, in the south of the island of Tenerife.

Designed by the prestigious architect Leonardo Omar and built on a plot with stunning views over the Atlantic Ocean and La Gomera, this villa is distributed over 2 floors.

The first floor has 3 bedrooms and 3 bathrooms, garden and terrace, elevator and carport. Upstairs are the modern fully equipped kitchen, a toilet, a spacious living room that communicates with a spectacular terrace with glass railing and its private infinity pool with overflow to enjoy the sun and sea views all day.

A private elevator connects the 2 floors of the villa that comes equipped with air conditioning and also has a sustainable aerothermal system that supports the production of domestic hot water (DHW).

The villa is sold fully furnished and decorated, and features high quality materials such as Krion countertops in kitchen and bathrooms, biometric lock for front door connected to the cell phone, fully lined built-in closets, and interior and exterior lighting with led lamps. Everything has been designed for maximum comfort and a feeling of openness to the horizon, with an outstanding architecture, framed by the blue of the Atlantic.

Do not miss this great opportunity to acquire a truly exclusive property and make an appointment to come and discover it.

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### 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".



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Terrace



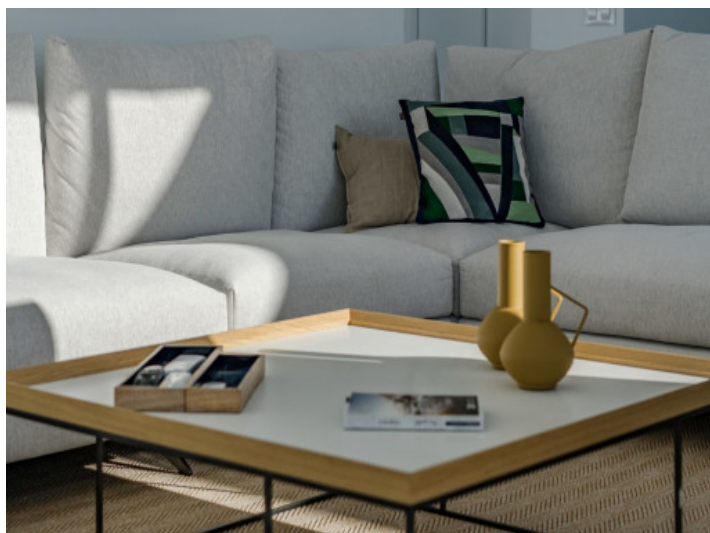
Terrace



Terrace



Terrace



Living area

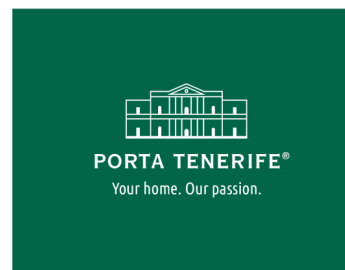


Dining area

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.

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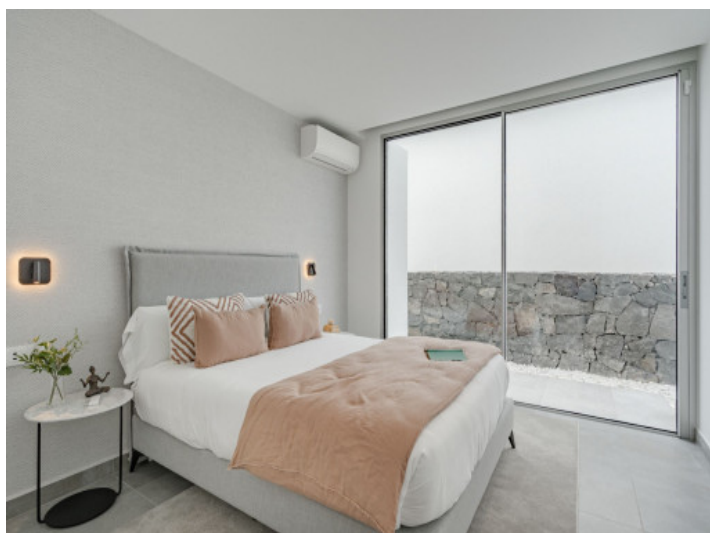
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Kitchen



Kitchen



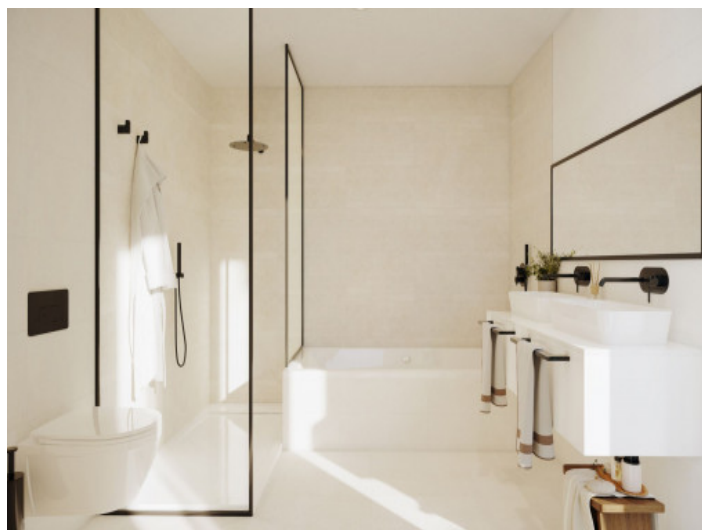
Bedroom



Bedroom



Bathroom



Bathroom

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Storage room



Gallery



Staircase

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