

3 Bedroom Villa - Callao Salvaje - Sybaris Premium Villas - 7869

Property type	Villa		
Location	Callao Salvaje, Adeje		
Complex	Sybaris Premium Villas		
Pool	Private pool		
Views	Ocean view		
Sale	1 733 400 €	Reference	7869
Land	306m²	Built area	288m²
Living area	239m²	Terrace	53m²
Garden area	113m²	Parking	Yes
Kitchen	Open-plan	Bedrooms	3
Bathrooms	4		

Discover Sybaris Villa 28, 32 and 34, Phase 4.

Contemporary style and luminosity on the seafront.

Sybaris Premium Villas is a residential complex of 55 exclusive villas 100 metres from the sea, with breathtaking views over the Atlantic Ocean and the island of LA Gomera, and surrounded by pure nature.

Large plot of 306 m2.

Constructed area of 197,02 m2.

Living area of 239 m2.

Private heated swimming pool of 22,4 m2 with overflow system and salt water treatment.

Terrace on first floor of 53 m2.

Free garden area of 101.86 m2 on ground floor.

3 bedrooms and 3 en-suite bathrooms.

Mirrors with integrated led light (touch system) in all bathrooms and in the guest toilet.

Courtesy toilet.

Private garage for 2 cars with electric car chargers.

Fully equipped kitchen with Bosch appliances and Krypton worktop.

Air conditioning in bedrooms and kitchen-living room.

Private lift for 6 people with 24 hour telephone line.

Bandalux electric blinds in bedrooms and kitchen-living room.

Bandalux exterior awning on the first floor terrace.

Water softener.

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Domestic hot water production (DHW) by sustainable Aerothermal system (Ariston brand).
Drinking water purification system by osmosis.
Fully equipped laundry room with storage, sink, washing machine and Bosch tumble dryer.
Smart Home Connect plus system with wifi and voice control (9 speakers) for the whole house, including pool heating, air conditioning, interior and exterior lights, blinds, music, leak alarm, irrigation control with humidity sensor, garage door control.
Completely furnished and decorated by our interior design studio.
Kitchenware, cutlery, cushions and small electrical appliances included.
PREMIUM VILLAS GOLD MODEL (in addition to premium villas):

- Pool air-conditioning.
- Laundry room equipped with electrical appliances.
- Air conditioning on additional floor.
- Bandalux electric blinds in living room, kitchen and bedroom.
- Top of the range appliances in kitchen.
- Home connect plus system with wifi and voice control.

The Gold model villas, in addition to the premium pack, have an additional floor of approximately 100 m² with a complete bathroom, and 2 multi-purpose spaces with the possibility of making a gym, games room, TV room. A total of 300 m² built on 3 floors, with 3 bedrooms, 4 bathrooms, 1 toilet and 2 multi-purpose rooms with a light patio each.



