

# 3 Bedroom Villa - Callao Salvaje - Sybaris Premium Villas - 7868

Property type	<b>Villa</b>		
Location	<b>Callao Salvaje, Adeje</b>		
Complex	<b>Sybaris Premium Villas</b>		
Pool	<b>Private pool</b>		
Views	<b>Ocean view</b>		
Sale	<b>1 855 380 €</b>	Reference	<b>7868</b>
Land	<b>346m<sup>2</sup></b>	Built area	<b>196m<sup>2</sup></b>
Living area	<b>155m<sup>2</sup></b>	Terrace	<b>53m<sup>2</sup></b>
Garden area	<b>140m<sup>2</sup></b>	Parking	<b>Yes</b>
Kitchen	<b>Open-plan</b>	Bedrooms	<b>3</b>
Bathrooms	<b>4</b>	Furniture	<b>Fully</b>

Discover Sybaris Villa 19, Phase 3. Contemporary style and luminosity on the seafront. Sybaris Premium Villas is a residential complex of 55 exclusive villas 100 metres from the sea, with stunning views over the Atlantic Ocean and the island of La Gomera, and surrounded by pure nature.

Large plot of 346 m2.

Constructed area of 197 m2.

Living area of 155 m2.

Private heated swimming pool of 27 m2 with overflow system and salt water treatment.

First floor terrace of 54 m2.

Free garden area of 140 m2 on ground floor.

3 bedrooms and 3 bathrooms en suite.

Black framed mirrors in all bathrooms and in the guest toilet.

Courtesy toilet.

Private garage for 2 cars with electric car chargers.

Fully fitted kitchen with Bosch appliances and Krion 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.

Water softener.

Domestic hot water production (DHW) by sustainable Aerotermia system (Ariston brand).

Drinking water purification system by osmosis.

Avenida de Bruselas,  
Terrazas del Duque, Local 14,  
Costa Adeje (Adeje), 38670

**Sale:** [info@astenrealty.com](mailto:info@astenrealty.com)

**Tel.:** (+34) 922 789 196  
**Mobile:** (+34) 685 87 00 56  
**Fax:** (+34) 922 78 91 96

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.

