

## Beautiful Semi-Detached Villa with Private Pool



**Reference:** 8482  
**Locality:** Amarilla Golf  
**Complex:** Palm Ridge  
**Type:** House (Villa)  
**Status:** **Sold**  
**Price:** €410,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Internal (m2):** 130 m<sup>2</sup>
- **Terrace (m2):** 218 m<sup>2</sup>
- **Year Constructed:** 2007
- **Storeys:** 2

- **Community:** Children's Pool, Community Pool, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Private Pool, Private terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Conveniently Situated Tennis, Quiet Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** Dining Area
- **Views:** Golf

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Clear Blue Skies is pleased to present this spacious three bedroom, three bathroom, end of terrace house with private swimming pool in the very popular resort of Amarilla Golf, in the south of Tenerife.

Amarilla Golf is a quiet location, just a ten minute drive along the TF1 motorway (one junction south) from the Tenerife South airport and around a twenty minute drive from the main south coast resort towns of Playa de las Americas, Los Cristianos and Costa Adeje. Amarilla Golf is linked with the neighbouring Golf del Sur resort town, where you can find a vast array of cafes, restaurants and shops amongst other useful amenities in its "San Blas" complex and all around the perimeter of the resort. Also local to this is the San Miguel Marina where you can see a large number of yachts and boats amongst more cafes and restaurants.

This lovely property is located within the modern complex of Palm Ridge, which is in an ideal location on the edge of the golf course and which features a large communal pool as well as a separate children's pool, both of which are surrounded by lovely tropical palm trees and mature gardens.

This attractive fully furnished home benefits from an ideal position at the end of the row meaning that it has the space and feel of an independent villa and also ensures that it enjoys a great open outlook over the surrounding area. Internally it offers a substantial living area of 130m<sup>2</sup> spread over two floors. On the lower level, you can find a large living and dining room which enjoys plenty of natural light from two sets of patio doors and multiple windows and communicates through a convenient serving hatch with the independent kitchen which in turn has a separate utility room. Additionally at this level there is a guest bathroom with shower. On the upper level you can find the master bedroom with en-suite bathroom and fitted wardrobes. There is an additional family bathroom on this level and the two further bedrooms have been opened to be currently used as an open plan office and seating area however they could easily be converted back to closed bedrooms.

Externally, the property features an incredible outside area of over 200m<sup>2</sup> incorporating a large private pool, wooden pergola seating area, and an expansive tiled and planted garden area, offering ample space for dining, sunbathing, entertaining and much more.

This lovely property must be seen to be appreciated, the plot and the property are substantial and the home is modern and well appointed throughout so it would make a great family home or luxury holiday property. It is fully furnished and has the added benefit of a closed garage within the community parking. This property is highly recommended by Clear Blue Skies, please contact our friendly office for more information and to arrange an accompanied viewing at the reduced price of 410,000€.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.

