

## Luxurious Three Bedroom Golf Villa with Heated Pool



**Reference:** 8534  
**Locality:** Abama Golf  
**Complex:** Las Atalayas  
**Type:** House (Villa)  
**Status:** **Sold**  
**Price:** €1,700,000

**Beds:** 3  
**Baths:** 3  
**Guest Toilets:** 1  
**Plot (m2):** 390 m<sup>2</sup>  
**Internal (m2):** 244 m<sup>2</sup>

**Energy Efficiency Rating:**



- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Balcony, Easily Maintained Gardens, Private Pool, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants
- **Rooms:** En Suite Shower Room, Kitchen Diner, Living Room With Fireplace
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Automatic Irrigation System, Many Special Features, Video Entry System

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Clear Blue Skies is honoured to present this impeccable three bedroom villa within the Las Atalayas development, an award winning luxury development of villas which is part of the Abama Golf resort.

Located on the sunny southwest coast of Tenerife, Guia de Isora is home to the exclusive holiday and residential destination, Abama Resort. This 400 acre secluded paradise is a world away from the hustle and bustle of Tenerife's busy tourist areas, offering a lifestyle of pure luxury and tranquillity in a truly magical setting. The resort is an architectural masterpiece, with a combination of exquisite elements all working in perfect harmony. The imposing 5\* Ritz Carlton Abama Hotel stands majestically on the cliff overlooking the ocean, with its 12 restaurants and bars (two Michelin starred restaurants), a sumptuous spa and many more special features. Adjacent to this, there is a secluded sandy beach with bar restaurant. The remainder of the resort is dedicated to the resort's 18 hole world-class golf course with Abama's various residential properties nestled idyllically amongst the fairways. A short distance away is the coastal village of Playa San Juan with traditional restaurants and lovely seafront promenade, and the recently extended TF1 motorway is nearby, reducing the travel time from the Tenerife South airport to under half an hour.

Las Atalayas is a newly completed development of 10 incredible luxury villas, set in the unparalleled surrounding of the Abama Golf resort. This attractive development has been designed to the most exacting standard, constructed and finished with the highest quality materials.

This magnificent three bedroom, three bathroom villa enjoys an open plan living concept; the generous 244m<sup>2</sup> living space incorporates a sleek white modern kitchen with central island, guest toilet, dining area and living room with feature dry stone wall and fireplace, all bathed in natural light from the feature, floor to ceiling glass doors. This fantastic space flows seamlessly to the outdoor terrace, low maintenance gardens and the stunning heated infinity style private pool boasting LED underwater lighting, from which you can enjoy mountain, ocean and views to the neighbouring island of La Gomera.

There are two en-suite double bedrooms on the lower floor with access to a terrace and the master suite is located on the upper level. All of the bedrooms come with fitted wardrobes and the master bedroom also has a dry stone wall and private terrace, the perfect place to relax after another long sunny Tenerife day. As would be expected of a home of this class and quality, it comes complete with every comfort one could desire; air conditioning throughout, private garage for two cars and it is being sold including the quality furnishings.

In summary, this is undoubtedly a must see property in an enviable location for the most discerning of clients and which has recently been significantly reduced from an original asking price of 1,990,000€ so please contact our friendly Fañabé Plaza office for further information.

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