

# ClearBlueSkies

## Modern Four Bedroom Golf Property with Private Pool



**Reference:** 8658

**Locality:** Amarilla Golf

**Type:** House

**Status:** For Sale

**Price:** €570,000

**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 3
- **Plot (m2):** 254 m<sup>2</sup>
- **Internal (m2):** 150 m<sup>2</sup>
- **Terrace (m2):** 320 m<sup>2</sup>
- **Year Constructed:** 2009

- **Decor:** Built to High Standards, Excellent Condition, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Private Plunge Pool, Roof Terrace, Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Good Road Access, Residential Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** American Kitchen/Kitchenette, Dressing Room, En Suite Bathroom, Living Room With Dining Area, Utility Room
- **Views:** Garden, Golf, Mountains, Sea
- **Additional:** Ceramic Hob, Ideal Family Home, Microwave, Oven

# Modern Four Bedroom Golf Property with Private Pool

Clear Blue Skies is pleased to present this spacious four bedroom, three bathroom house with private swimming pool in the very popular coastal 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 on a quiet street surrounded by the greens and fairways of the golf course, making this the ideal location for the keen player. There is significant investment and ongoing development in the area, with a new supermarket under construction nearby.

This attractive semi-detached home has the space and feel of an independent villa and enjoys a great open outlook over the surrounding area whilst internally it offers a substantial living area of 150m<sup>2</sup> spread over two floors. On the lower level you can find the open concept living space which enjoys plenty of natural light from two sets of patio doors and multiple windows, and incorporates a dining area, comfortable living room and an open plan kitchen with useful separate utility room. Additionally at this level there is a guest shower room and a separate room which could be used as a fourth bedroom, a tv room or an office. On the upper level you can find the master bedroom with en-suite bathroom and dressing room. There is an additional family bathroom on this level and the two further double bedrooms.

Externally, the property features an incredible outside area of over 150m<sup>2</sup> incorporating a private plunge pool, terraces and garden surrounding the house as well as an off road parking area. It also has a large roof terrace to enjoy the sun and the views over the golf course and the sea.

This lovely property must be seen to be appreciated; the plot and the property are substantial and the home is modern and well finished just waiting to be furnished to your taste and enjoyed. It would make an ideal family home or luxury holiday property and is highly recommended by Clear Blue Skies so please contact our friendly office for more information and to arrange your viewing appointment.

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.

