

## Stunning Luxury Ground Floor Garden Apartment in the Prestigious Abama Golf Resort



**Reference:** 8716

**Area/Town:** Abama Golf

**Complex:** Los Jardines de Abama

**Type:** Apartment (Garden Apartment)

**Status:** For Sale

**Price:** €1,100,000

**Beds:** 3

**Baths:** 3

**Internal (m2):** 193 m<sup>2</sup>

**Terrace (m2):** 125 m<sup>2</sup>

**Floor level:** Ground

**Energy Efficiency Rating:**



- **Community:** Community Garden, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Covered Terrace, Garden, Terrace
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Prestigious Area, Quiet Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** En Suite Bathroom, En Suite Shower Room, Living Room With Dining Area, Storeroom
- **Views:** Garden, Mountains, Sea
- **Additional:** Air Conditioning, Electric Blinds, Many Special Features

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Clear Blue Skies is delighted to offer this super luxury property located in Los Jardines de Abama on the ultra exclusive Abama Resort on the sunny southwest coast of Tenerife.

The Abama Resort, is a 400 acre secluded paradise, 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 imposing 5\* Ritz Carlton Abama Hotel stands majestically on the cliff overlooking the ocean, with its twelve restaurants (one holding Michelin stars), beautiful bars, 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 magnificent 18 hole world-class championship golf course.

Los Jardines de Abama is a prestigious new development within the Abama masterplan, comprising of sixty top-grade properties in an exclusive community setting, surrounded by fairways and tropical gardens. Los Jardines de Abama offers absolute luxury without compromise, and the detailing in these fine homes has been meticulously considered to ensure the materials and installations are of the highest standard possible. Located adjacent to the multimillion "Plaza Abama" investment, an incredible gathering, dining, and commercial hub designed by award winning architects and interior designers.

Boasting a corner position this fantastic, spacious apartment offers a huge living area of 193m<sup>2</sup>, all distributed on one level. There are three double bedrooms each with en-suite bathrooms and fitted wardrobes and the master suite also benefits from access to the terrace. It features an open concept lounge - kitchen - dining area where each designated area flows seamlessly into the next and with glazed frontage that opens up onto the property's sunny terrace and garden. This lovely area offers both covered and uncovered sections, the perfect spot for dining, relaxing and sunbathing. From here you can enjoy the wonderful views of to the mountains and the Atlantic Ocean or simply take in the dramatic sunsets over the neighbouring island of La Gomera.

The property is in immaculate condition, stylishly decorated throughout and is being sold with all of the high quality furnishings. making it ready to buy and enjoy. This ultra desirable air conditioned property benefits from the use of the communal swimming pool and the fitness centre whilst the management, maintenance and rental program is managed by the Abama resort, making this a perfect lock-up-and-leave opportunity. In addition to all this there is a parking space and store room included in the price. This property has just benefitted from a 200,000€ price reduction to 1,100,000€ so Clear Blue Skies are highly recommending viewing this property which will attract a lot of interest. Please contact our office in Fañabé Plaza for more details and to make arrangements for viewing.

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.

