

## Lovely Four Bedroom Golf Villa with Private Pool



**Reference:** 8737C  
**Area/Town:** Amarilla Golf  
**Complex:** La Quinta  
**Type:** House (Bungalow)  
**Status:** For Sale  
**Price:** €585,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 2
- **Plot (m2):** 362 m<sup>2</sup>
- **Internal (m2):** 100 m<sup>2</sup>
- **Terrace (m2):** 162 m<sup>2</sup>
- **Year Constructed:** 1988

- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** Easily Maintained Gardens, Roof Terrace, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Schools, Near Amenities, Popular Urbanisation, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Shower Room, Kitchen Diner, Lounge
- **Views:** Garden, Golf, Mountains, Pool, Sea
- **Additional:** Ceiling Fans, Many Special Features, One Level

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Clear Blue Skies is delighted to present this beautiful detached property which is offered for sale including its beautiful featured furniture and is located on a 362m<sup>2</sup> plot in the desirable La Quinta area of Amarilla Golf. Ideally positioned on the edge of the golf fairway and close to the sea, this villa-bungalow offers stunning, unobstructed golf views.

Amarilla Golf is a quiet location, just a ten minute drive from the Tenerife South airport and around a twenty minute drive from the main south coast resort towns of Playa de las Americas and Los Cristianos. Amarilla Golf links with the neighbouring Golf del Sur resort town, where one 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 one can see a large number of yachts and boats amongst more cafes and restaurants and also nearby is the beautiful Los Abrigos village with its lovely harbour and famous fish restaurants.

This beautifully presented four bedroom, two bathroom bungalow style villa boasts an impressive living area distributed over one floor. Upon entering the property, the entrance hall leads to three lovely double bedrooms, all with fitted wardrobes, and a family bathroom. The living room is bright and spacious with access to the terrace and garden. There is a fitted kitchen with dining area overlooking the garden, also with direct access to the lovely outside space. On the other side of the house there is a fourth double bedroom with a feature wooden beamed ceiling and large modern ensuite bathroom with a walk in shower.

Externally, the property features a private swimming pool, seating area and easily maintained gardens overlooking the golf course, the perfect spot to enjoy the peaceful view. In addition to this there is also a roof terrace accessed by spiral staircase offering beautiful panoramic views.

This wonderful villa is ideally located in a quiet street with private parking for one car plus ample street parking at the front of the house. Its location, close to the marina, bars and restaurants of Amarilla Golf, makes it a very attractive proposition whether used as a permanent home, a holiday home and / or an investment with excellent rental potential. This beautiful property comes highly recommended by Clear Blue Skies so please contact our friendly office in Fañabé Plaza for more information and to make arrangements for an accompanied 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.

