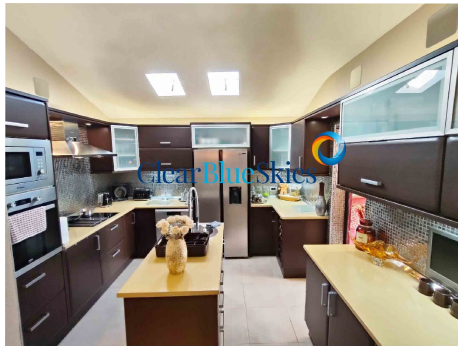
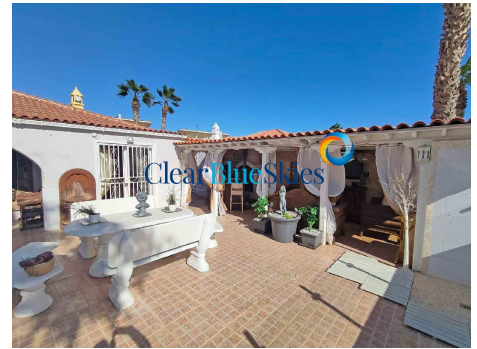


Detached Villa with Private Pool and Fantastic Golf Views



Reference: 8738
Locality: Amarilla Golf
Type: House
Status: For Sale
Price: €615,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Living:** 2
- **Plot (m2):** 330 m²
- **Internal (m2):** 134 m²
- **Year Constructed:** 1988
- **Floor level:** Ground
- **Storeys:** 1

- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Refurbished, Tastefully Decorated
- **Exterior:** BBQ Area, Patio, Private Pool, Private terrace, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Quiet Location, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom, En Suite Shower Room, Living Room With Dining Area, Shower Room, Storeroom
- **Views:** Golf, Sea
- **Additional:** Air Conditioning, Many Special Features, One Level, Security Grills

Detached Villa with Private Pool and Fantastic Golf Views

Clear Blue Skies is pleased to present this charming detached villa on one level with private heated pool located in the popular area of Amarilla Golf. This lovely air conditioned property is ideally positioned on the edge of the golf course with unobstructed golf views.

Amarilla Golf is a quiet location, just a ten minute drive from the Tenerife South airport via the TF1 motorway and around a twenty minute drive from the main south coast resort towns of Playa de las Americas and Los Cristianos and Costa Adeje. Amarilla Golf connects with the neighbouring Golf del Sur resort town, where one can find a another 18 hole course and 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 and also nearby is the beautiful Los Abrigos village with its lovely harbour and famous fish restaurants.

This spacious villa, set on a plot of 330m², offers a living area all on one level (134m²) comprising of a modern open plan fitted kitchen and lounge with dining area, three bedrooms and three bathrooms. The beautifully presented kitchen has been fitted with exquisite dark kitchen units, contrasting worktops and stainless steel appliances surrounding a handy central island and flooded with natural light from the two skylights. There are three double bedrooms, two of which have en suite bathrooms plus a family bathroom with freestanding bath tub. In addition to all of this there is a sitting room that could easily be made into an office or occasional 4th bedroom if required. All bedrooms and the lounge have direct access to the lovely outside area.

Externally the property features a private heated swimming pool, off road parking for two cars, a storage room, a shower area and a wonderful summer kitchen and lounge with bar and feature BBQ, the ideal place to entertain your friends while enjoying the never ending sunshine in Tenerife.

This wonderfully eclectic villa is ideally located close to amenities of Amarilla Golf and Golf Del Sur and would make the perfect family home, holiday home and/or investment with excellent rental potential. This beautiful property comes furnished and air conditioned and 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.

