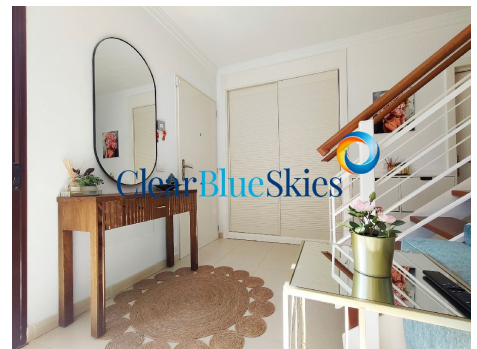
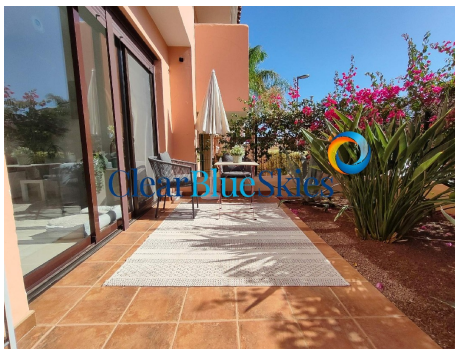


Beautiful Spacious Three Bed Townhouse in Golf Resort



Reference: 8890
Area/Town: Amarilla Golf
Complex: Palm Ridge
Type: House (Townhouse)
Status: For Sale
Price: €440,000

Beds: 3
Baths: 3
Internal (m2): 123 m²
Terrace (m2): 96 m²
Year Constructed: 2007

Energy Efficiency Rating:



- **Community:** Children's Pool, Community Garden, Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Modern Style, Partially Furnished, Spacious Accommodation, Tastefully Decorated
- **Exterior:** Garage, Porch, Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Quiet Location, Residential Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** En Suite Bathroom, Living Room With Dining Area, Utility Room
- **Views:** Golf
- **Additional:** Air Conditioning, Ideal Family Home

Beautiful Spacious Three Bed Townhouse in Golf Resort

Clear Blue Skies is delighted to be chosen as Exclusive Agents to present this beautiful, spacious, three bedroom and three bathroom linked house in the very popular 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 area of Golf del Sur, 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 area is the attractive San Miguel Marina where you can see a large number of yachts and boats amongst more cafes and restaurants.

This lovely property forms part of the modern complex of Palm Ridge, which is in an ideal location on the edge of the golf course and which benefits from a large communal pool as well as a separate children's pool, both of which are surrounded by ample sunbathing areas as well as lovely tropical palm trees and mature gardens. This attractive home benefits from a great position on the edge of the complex which means that to the rear, it enjoys a great open outlook over the surrounding area whilst internally it offers a substantial living area (123m²), spread over two floors.

On the lower level, you will find a large and stylish open plan living and dining room which enjoys plenty of natural light and communicates through a convenient serving hatch with the independent kitchen which has the added bonus of a separate utility room. Additionally at this level there is a convenient family shower room. The upper level is reached by a feature wooden staircase and on which you can find two double bedrooms, one with en-suite bathroom and large fitted wardrobe, a second family bathroom and a third smaller bedroom which would make an excellent children's bedroom or an office space. Externally the property offers both front and rear terraces offering ample space for dining, sunbathing, entertaining, relaxing and much more.

This lovely property must be seen to be appreciated, the plot and the property are both substantial and the house is modern and very well presented throughout and would be ideal as a permanent family residence or for use as a quiet and comfortable holiday home. It comes partially furnished and features a private garage and early viewing is highly recommended by Clear Blue Skies, the exclusive Estate Agents. Please contact our office in Fañabé Plaza 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.

