Luxury Villa with Private Pool and Guest Apartment in an Exclusive Location








Reference: 8893C
Area/Town: Abama Golf
Type: House (Villa)
Status: For Sale
Price: €4,480,000

Beds: 4
Baths: 4
Guest Toilets: 1
Plot (m2): 772 m^2
Internal (m2): 430 m^2

Energy Efficiency Rating:



- **Decor:** Built to High Standards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Covered Terrace, Subtropical Gardens, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Prestigious Area, Quiet Location
- **Rooms:** Dining Area, En Suite Bathroom, En Suite Shower Room, Guest Apartment, Kitchen Diner, Lounge, Utility Room, Wine Cellar
- **Views:** Garden, Pool, Sea
- **Additional:** Air Conditioning, Many Special Features

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Clear Blue Skies is delighted to present this impeccable four bedroom luxury villa set in an environment which epitomises luxury and exclusivity, the unique Abama Golf Resort.

The resort of Abama, located on the sunny west coast of Tenerife is without doubt the most prestigious in all of Tenerife and is centred around the 5 star Abama Ritz-Carlton hotel and the world class Abama Golf Championship Golf course. The hotel boasts numerous culinary options, including Michelin starred restaurants, has direct beach access, tennis school, gym, spa, padel tennis, supermarket and much more. Nearby, one can find the coastal village of Playa San Juan with local restaurants and lovely seafront promenade, and thanks to the recently extended TF1 motorway, the travel time from the Tenerife South airport is only 30 minutes.

A stunning property designed by a revered Spanish architect and surrounded by lush sub-tropical gardens, it blends modern aesthetics seamlessly with cutting-edge technology, with a focus on natural textures and vegetation which have all been used to harmonise the building with its incredible surroundings.

This contemporary property is offered for sale inclusive of the high quality furnishings, and enjoys an open plan living concept distributed over three floors boasting comfort and an incredible sense of peace and tranquillity. Upon entering on the ground floor you are greeted with a large, bright entrance hall incorporating a lift and feature staircase leading to all levels. This level is dedicated to the sleeping area, here you will find three spacious bedrooms, each with fitted wardrobes, garden access and en suite bathrooms, two of which boast an external bath tub surrounded by greenery.

On the upper floor you will find a sleek modern kitchen with central island seating, guest w.c, climate controlled wine cellar, dining area and comfortable living room, all bathed in natural light from the feature, floor to ceiling glass doors. This fantastic space flows seamlessly to the outdoor terrace with dining and seating areas and a heated infinity pool with views to the ocean, coast and neighbouring island of La Gomera, the perfect backdrop for relaxing in the Tenerife sunshine and entertaining.

In conclusion this is one of the finest properties in the best area of south Tenerife, and even features a guest apartment, located on the lower level. As would be expected of a home of this class and quality, it comes complete with every comfort one could desire; air conditioning throughout, private garage, storage and separate laundry area. This fabulous property is highly recommended by Clear Blue Skies, please contact our Fañabé Plaza office for more information or to arrange an accompanied visit.

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.











