

Charming Garden Apartment with Sea & Golf Views



Reference: 9070

Area/Town: Amarilla Golf

Complex: Leo

Type: Apartment

Status: For Sale

Price: €265,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 1
- **Internal (m2):** 57 m²
- **Terrace (m2):** 18 m²
- **Year Constructed:** 1989
- **Floor level:** Ground

- **Community:** Community Garden, Community Pool
- **Decor:** Fitted Cupboards, Fitted Wardrobes
- **Exterior:** Terrace
- **Location:** Conveniently Situated For Golf, Near Amenities, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** American Kitchen/Kitchenette, Lounge
- **Views:** Garden, Golf, Sea
- **Additional:** Ceiling Fans, Ceramic Hob, One Level, Oven, Security Grills, Washing Machine

Charming Garden Apartment with Sea & Golf Views

Clear Blue Skies is thrilled to be chosen as the exclusive agent for this delightful ground floor apartment located in the popular area of Pebble Beach, Leo complex in Amarilla Golf, ideally positioned close to the sea and just a short walk from the Marina

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 has lots of amenities of it's own and is linked 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 restaurants, serving delicious fish and seafood dishes.

Leo is a well-established low level complex which features a lovely communal pool which borders the Amarilla golf course and is located very close to all the other amenities Amarilla Golf has to offer.

The property benefits from easy street-level access, perfect for families with young children or anyone seeking step-free living. Inside, the apartment welcomes you with a bright 57m² open-plan living area and a fully fitted kitchen complete with appliances, including a washing machine and large fridge freezer. The spacious lounge opens directly onto a generous private terrace — the perfect setting for outdoor dining, entertaining, or simply relaxing in the sunshine. There are two double bedrooms, both with fitted wardrobes, the master bedroom enjoys direct access to the terrace, allowing you to wake up to tranquil garden and golf course views.

One of the standout features of this property is the lovely landscaped terrace area overlooking the golf course, with its lush green fairways and palm trees, complemented by beautiful sea views that create a peaceful and relaxing atmosphere throughout the day.

The apartment is being sold fully furnished and ready to move into and enjoy from the first day. For added peace of mind, the apartment features security grills to both the front and rear, along with window shutters that help maintain a cool and pleasant atmosphere throughout the warmer months. For further information or to arrange an accompanied visit please contact our friendly Fañabe office.

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.

