# Very Attractive Villa on a Popular Golf Resort








**Reference:** 9075
**Area/Town:** Amarilla Golf
**Complex:** La Quinta
**Type:** House (Villa)
**Status:** For Sale
**Price:** €1,100,000
**Energy Efficiency Rating:** Pending

- **Beds:** 4
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 346 $m^2$
- **Internal (m2):** 234 $m^2$

- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Jacuzzi, Spacious Accommodation, Wooden Beams
- **Exterior:** BBQ Area, Easily Maintained Gardens, Roof Terrace, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Dining Area, Kitchen Diner, Lounge, Shower Room, Storeroom, Utility Room
- **Views:** Pool, Sea
- **Additional:** Air Conditioning, Many Special Features, Solar Heated Water

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Clear Blue Skies is delighted to present this beautiful detached property which is offered for sale including its lovely featured furniture and is located on a 346m² plot in the desirable La Quinta area of Amarilla Golf.

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

Experience refined living in this exceptional south-facing detached villa, perfectly positioned within one of the area's most sought-after golf resorts. Combining contemporary style with luxurious outdoor living, this beautifully presented home offers an enviable lifestyle in an exclusive setting. Boasting 234m² of elegant internal living space, the villa features four spacious bedrooms, three beautifully appointed bathrooms, utility room, dining room and an additional guest cloakroom. Designed for both comfort and entertaining, the interiors are bright, stylish, and impeccably maintained throughout.

At the heart of the home is a striking high-gloss red kitchen with a central island, creating a bold statement space that seamlessly connects to the dedicated dining room and sitting area. The spacious lounge exudes warmth and sophistication, complete with a feature log burner. The exterior has been thoughtfully designed for effortless enjoyment, featuring a private swimming pool, low-maintenance artificial grass, and multiple sun-drenched terraces ideal for relaxing or entertaining year-round. A spectacular roof terrace with jacuzzi enjoys panoramic sea views, providing the perfect setting for sunset evenings and al fresco living. Additional features include air conditioning throughout, solar panels, quality furnishings included in the sale, and a converted garage now serving as a stylish games room, adding versatility and entertainment space to the property.

In summary a great opportunity to acquire a luxury villa in a prestigious golf resort location — ideal as a permanent residence, holiday retreat, or investment property. 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.

