Three Bedroom Luxury Villa on a Prestigious New Development








Reference: 9094
Area/Town: Abama Golf
Complex: Aires de Abama
Type: House (Villa)
Status: For Sale
Price: €1,660,500
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Internal (m2):** 154 m^2
- **Terrace (m2):** 67 m^2

- **Community:** 24H Reception, Children's Pool, Community Garden, Community Gym, Heated Outdoor Pool, Sports Facilities, Tennis Court
- **Decor:** Built to High Standards, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Garden, Private Pool, Terrace
- **Location:** Access To Beach, Conveniently Situated For Golf, Conveniently Situated Tennis, Prestigious Area, Quiet Location, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** En Suite Shower Room, Interior Courtyard, Kitchen Diner, Lounge Dining Area, Shower Room, Storeroom
- **Views:** Golf, Sea
- **Additional:** 24H Security System, Air Conditioning, Many Special Features, One Level

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Clear Blue Skies is proud to be one of a select few appointed agents chosen to promote Aires de Abama, the newest and most ambitious residential development within the prestigious Abama Resort. Designed by acclaimed Portuguese architects Aires Mateus, this exceptional project offers a rare opportunity to own a luxury home in one of Tenerife's most exclusive locations.

Situated in Guia de Isora on Tenerife's desirable southwest coast, Abama Resort spans over 400 acres of secluded paradise. Combining breathtaking natural beauty with world-class amenities, the resort is centred around the iconic 5-star Ritz-Carlton Abama Hotel, offering Michelin-starred dining, a selection of restaurants and bars, a fitness centre, tennis academy, boutique shopping, gourmet supermarket and a beautiful sandy beach. The resort is further enhanced by its championship 18-hole golf course and outstanding lifestyle facilities.

Aires de Abama comprises an exclusive collection of luxury villas and apartments, built to exceptional standards of quality, privacy and design. Adjacent to Plaza Abama, residents enjoy access to a 24-hour reception and concierge service, infinity pool, wellness spa and art gallery. Phase One, due for completion in 2028, includes 18 apartments and 28 villas. Owners can enjoy their property for up to six consecutive months annually while generating rental income through the professionally managed Abama Hotels rental programme.

These elegant three-bedroom villas are thoughtfully designed on a single level, blending contemporary architecture with refined comfort. Expansive glazing fills the interiors with natural light and creates a seamless connection to spacious terraces, landscaped gardens and a private heated infinity pool. The open-plan living area features a designer kitchen with premium appliances and a central island, complemented by generous lounge and dining spaces. A distinctive internal patio garden enhances the sense of space and tranquillity throughout. All three bedrooms feature fitted wardrobes, en-suite bathrooms and direct access to the outdoor areas, while the principal suite also benefits from a luxurious dressing area. Delivered fully furnished, each villa includes private parking and a storage room, with all rentals and property management handled by the resort's dedicated in-house team.

Images are provided for illustrative purposes during the construction phase.

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.

