

Fabulous Garden Duplex Within Tenerife's Most Prestigious Resort



Reference: 9123C
Area/Town: Abama Golf
Complex: Los Jardines de Abama
Type: Apartment
Status: For Sale
Price: €1,475,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 397 m²
- **Internal (m2):** 201 m²
- **Terrace (m2):** 196 m²
- **Year Constructed:** 2025
- **Storeys:** 2

- **Community:** 24H Reception, Children's Pool, Community Pool, Heated Outdoor Pool, Lift, Sports Facilities, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Jacuzzi, Luxury Fittings, Modern Style, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Garden, Private terrace, Underground Parking
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Popular Urbanisation, Prestigious Area
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom
- **Views:** Garden, Panoramic, Sea
- **Additional:** Air Conditioning, Investment Property

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Clear Blue Skies is delighted to offer this luxury property located in Los Jardines de Abama on the exclusive Abama resort on the sunny southwest coast of Tenerife.

The Abama Resort, a secluded paradise, offers a lifestyle of luxury and tranquillity in a truly magical setting. The resort is an architectural masterpiece, with a combination of exquisite elements all working in perfect harmony. The imposing 5* Ritz Carlton Abama Hotel stands overlooking the ocean, with its twelve restaurants, bars, spa, gym, tennis school, padel, driving range, and much more. There is also a secluded sandy beach with bar-restaurant. The remainder of the resort is dedicated to the resort's magnificent world-class golf course. Los Jardines de Abama forms part of the Abama Residences masterplan, comprising of stunning top grade properties within an exclusive community setting, surrounded by fairways and tropical gardens. Los Jardines de Abama offers absolute luxury without compromise, and the detailing in these fine homes has been meticulously considered with materials and installations of the highest standard possible. These properties are located adjacent to the Plaza Abama and have access to its 24 hour reception, heated swimming pools, spa and dining options.

This fantastic and spacious home offers over 200m² distributed over two floors. The upper entrance level is exclusively dedicated to the stunning master suite with its own hotel quality bathroom with twin sinks and walk in shower, fitted wardrobes and private terrace with absolutely stunning views over the beautiful communal pool area, out to the ocean and over to the neighbouring island of La Gomera. The lower level is home to two further double bedrooms both with corresponding en-suite shower rooms and fitted wardrobes, and a convenient guest WC. Here can also be found the open concept living space which flows seamlessly from the modern, sleek kitchen with integrated appliances and central island with high stool seating, to the family dining area and on to the comfortable living and relaxing area. This whole space is bathed in natural light from the wall to wall patio doors through which can be accessed the true gem of this property, its incredible outside area. With a covered terrace for outdoor dining, sunbathing deck area, sunken jacuzzi, and stunning private garden with natural grass and tropical palm trees making this the ideal place to embrace the Tenerife outdoor lifestyle, while taking in the incredible sea views and stunning Tenerife sunsets.

With a private parking space included, this incredibly desirable air conditioned property also benefits from the management, maintenance and rental program offered and managed by the Abama team, making these a perfect opportunity for personal enjoyment and hassle free rental income for the discerning buyer. This resort and development must be seen to be fully appreciated, please contact Clear Blue Skies for further details and to arrange 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.

