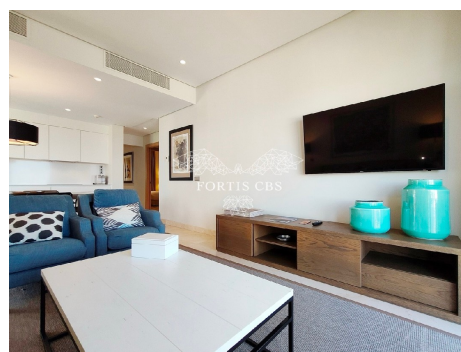
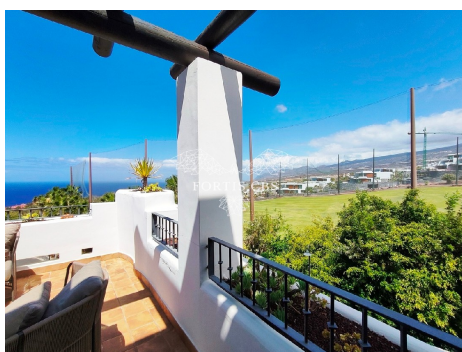




FORTIS CBS

Luxury Apartment on Prestigious Golf Resort



Reference: 7369

Area/Town: Abama Golf

Complex: Abama Las Terrazas

Type: Apartment

Status: For Sale

Price: €715,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2

- **Community:** 24H Reception, Children's Pool, Community Garden, Community Pool, Gated Complex, Heated Outdoor Pool, Lift, Sports Facilities, Tennis Court
- **Decor:** Built to High Standards, Excellent Condition, Luxury Fittings, Modern Style, Spacious Accommodation
- **Exterior:** Sunny Terraces
- **Location:** Access To Beach, Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops
- **Rooms:** Dressing Room, En Suite Bathroom, En Suite Shower Room
- **Views:** Golf, Panoramic, Sea
- **Additional:** Air Conditioning, Good Rental Potential, Investment Property

Luxury Apartment on Prestigious Golf Resort

Fortis CBS is delighted to offer this luxurious first floor apartment, situated in the 4th phase of the Las Terrazas de Abama complex which forms part of the prestigious Abama Golf resort.

Abama Golf resort is located on the south-west coast of Tenerife and is recognised as the most prestigious location on the whole island. It is built around the magnificent golf course with its fantastic Moorish-inspired hotel, operated by Ritz-Carlton, as the centrepiece and has numerous dining options, including two Michelin-starred restaurants. This location has everything for the discerning property owner including a beautiful beach set in a protected cove with a high-quality beach bar / restaurant, all of which can be accessed using the resort's panoramic, private funicular or the resort train. Abama Resort also boasts a tennis academy with seven professional standard tennis courts. Around 3 km away, one can visit the traditional small town of Playa de San Juan, offering alternative culinary opportunities and an authentic Canarian experience.

Las Terrazas apartments are built on a hill between the first and second holes of the Abama Golf course, a short way from the clubhouse. The complex is simply magnificent with three swimming pools and large areas of terrace and garden. This exclusive development benefits from membership to an Owner's Club, allowing the property to be rented to holidaymakers through the on-site management service, when not in use. Additionally, owners are given exclusive access to the Plaza Abama Residents' social hub, with its cosy lounges, meeting areas, pools, and state of the art gym facilities alongside a selection of premium retail outlets and boutiques.

This luxury apartment is offered for sale decorated and furnished to the highest of standards, benefitting from an elevated position with two large terraces. Fully air-conditioned, boasting a bright, spacious layout and first-class fixtures and fittings throughout, this property is all about luxury living. The entrance hallway leads to the open plan lounge / dining-kitchen, featuring large patio doors from both the lounge space and the kitchen area providing access onto separate terraces at the front and side of the apartment. These large terraces enjoy the most extraordinary sea, golf and garden views and provide the perfect space to relax, entertain or eat al-fresco. The master bedroom suite overlooks the stunning golf course and comprises of a large bedroom with patio door access onto the side terrace, a walk-through wardrobe and a full ensuite bathroom. There is a further double bedroom with fitted wardrobes and adjacent bathroom. The apartment also benefits from a utility space, a designated parking space in the communal garage as well as a useful storage room.

This property has been reduced from 745.000€ to an incredible 715.000€ representing astonishing value for money on an ultra-exclusive development.

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.



