FORTIS CBS

Luxury Three Bedroom Duplex in Prestigious Golf Resort








Reference: 8484
Area/Town: Abama Golf
Complex: Los Jardines de Abama
Type: Apartment (Duplex)
Status: For Sale
Price: €1,349,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Internal (m2):** 200 m^2
- **Terrace (m2):** 123 m^2
- **Floors:** 2

- **Community:** 24H Reception, Community Garden, Community Gym, Community Pool, Heated Outdoor Pool, Lift, Sports Facilities, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Covered Terrace, Easily Maintained Gardens, Garden, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants
- **Rooms:** Dining Area, En Suite Bathroom, En Suite Shower Room, Lounge, Storeroom
- **Views:** Coastal, Garden, Golf, Panoramic, Sea
- **Additional:** Air Conditioning, Good Rental Potential, Investment Property, Safe Box

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Fortis CBS is delighted to offer this fully furnished luxury property located in Los Jardines de Abama on the exclusive Abama resort on the sunny southwest coast of Tenerife in the municipality of Guia de Isora.

The Abama Resort, a 400 acre secluded paradise is a world away from the hustle and bustle of Tenerife's busy tourist areas, offering a lifestyle of pure 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 majestically on the cliff overlooking the ocean, with its twelve restaurants (two Michelin starred restaurants) and beautiful bars, a sumptuous spa and many more special features. Adjacent to this, there is a secluded sandy beach with bar restaurant. The remainder of the resort is dedicated to the resort's magnificent 18 hole world-class golf course with Abama's various residential properties nestled idyllically amongst the fairways.

Los Jardines de Abama is a prestigious new development within the Abama masterplan, comprising of sixty 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 and no expense has been spared to ensure the materials and installations are of the highest standard possible. These properties are located adjacent to the €14 million "Plaza Abama" investment, an incredible gathering, dining and commercial hub designed by award winning architects and interior designers.

This fantastic and spacious home (200m²) is distributed over two floors, the ground floor has an open concept lounge / kitchen / dining area with glazed frontage that opens up onto the property's sunny terrace and garden area which measures 55m². On the same level, you will find two double bedrooms with en-suite shower rooms and fitted wardrobes. The upper level is dedicated to the fabulous master suite with its own full bathroom, dressing area and private terrace which features wonderful views to the Atlantic Ocean and golf course. In addition to all of this there is a private parking space in the subterranean garage and a handy storage room of 38m².

This ultra desirable air conditioned property benefits from the use of the pool and the fitness centre plus membership of the exclusive "Owners Club". The management, maintenance and the rental program is being managed by Abama, making these a perfect lock-up-and-leave opportunity for the discerning buyer. This resort and the Los Jardines de Abama development must be seen to be fully appreciated, please contact Fortis CBS 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.






