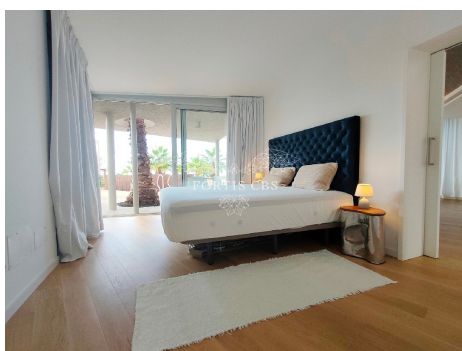
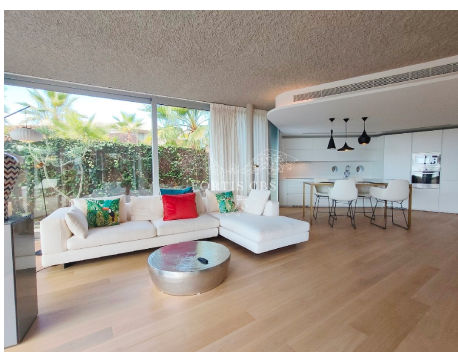




FORTIS CBS

Four Bedroom Luxury Villa with Pool in Abama Resort



Reference: 8690
Area/Town: Abama Golf
Complex: Abama Bellevue
Type: House (Villa)
Status: For Sale
Price: €2,695,000
Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 3
- **Plot (m2):** 398 m²
- **Internal (m2):** 223 m²
- **Terrace (m2):** 260 m²
- **Year Constructed:** 2020

- **Community:** Well Maintained Community
- **Decor:** Built to High Standards, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Luxury Fittings, Modern Style, Partially Furnished, Spacious Accommodation, Wood Flooring
- **Exterior:** BBQ Area, Garden, Parking, Private Pool, Private terrace, Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area
- **Rooms:** American Kitchen/Kitchenette, Dressing Room, En Suite Bathroom, Living Room With Dining Area, Utility Room
- **Views:** Garden, Pool, Sea
- **Additional:** Air Conditioning, Double Glazing, Heating

Four Bedroom Luxury Villa with Pool in Abama Resort

Fortis CBS is honoured to present for sale this magnificent four bedroom villa within the Bellevue Villas development; a luxury project of stunning villas which forms part of the larger Abama Golf Resort.

The Ritz-Carlton Abama luxury resort, located near Playa San Juan, is renowned as a hidden paradise and one of Spain's best-kept secrets. This exclusive resort is situated in the privileged southwest of Tenerife, just a thirty-minute drive from Tenerife South airport. It offers convenient access to Costa Adeje and the popular tourist centres of Los Cristianos and Playa de las Americas, both reachable in approximately twenty minutes. The resort boasts a Championship Golf Club, a tennis school, a spa, a fitness centre, and Michelin Star restaurants, alongside classy bars. Additionally, it features one of Tenerife's most beautiful small beaches, characterised by white sand and turquoise waters, nestled in a sheltered bay below the hotel, perfect for snorkelling and swimming. Nearby, the charming coastal village of Playa San Juan awaits, offering traditional restaurants and a lovely seafront promenade.

The small development of Bellevue Villas combines breathtaking luxury and design with nature and relaxation. Incorporating natural materials and many interesting design choices that feel contemporary but also with a retro edge, these stylish villas are definitely something a little bit out of the ordinary.

This stunning property is well positioned within the Bellevue development and, due to its orientation, offers a lovely view over the golf course and out to the ocean from the upper level, as well as privacy, tranquillity and sun from morning until evening. The property is built over two levels, starting with an entrance area that leads into a spacious living room featuring a high-quality modern kitchen and a stylish dining area. The wood flooring throughout the living spaces flows effortlessly to the outdoor area, which includes wooden decking around the private infinity pool, a Balinese bed, an exterior dining area, and a terrace surrounded by a landscaped garden. On the ground floor, there are two generously sized double bedrooms, one of which has fitted wardrobes and an ensuite bathroom. This level also includes a family bathroom and a convenient laundry room. Upstairs, you'll find two additional double bedrooms, with the master bedroom boasting a terrace that offers beautiful views of the pool and sea, along with a dressing room and direct access to the shared family bathroom. Additionally, there is a charming small garden and terrace upstairs with sea views, making it an ideal spot for enjoying sunset cocktails.

The house features an integrated air conditioning and heating system, along with a spacious off-road carport. It is being sold partially furnished, requiring just a few finishing touches to transform it into the perfect luxury residence or holiday home. For more information on this highly desirable property, please contact Fortis CBS at your earliest convenience.

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.

