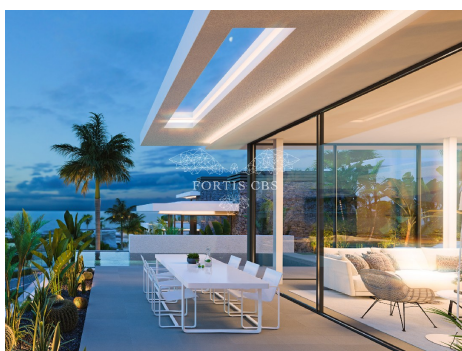


New Development - Three Exclusive Luxury Golf Villas



Reference: 8694

Area/Town: Abama Golf

Complex: Las Atalayas

Type: House (Villa)

Status: For Sale

Price: €1,705,000

Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 541 m²
- **Internal (m2):** 249 m²

- **Decor:** Built to High Standards, Fitted Wardrobes, Luxury Fittings, Modern Style, Newly Built, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Balcony, Garden, Private Pool
- **Location:** 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, Living Room With Dining Area, Living Room With Fireplace
- **Views:** Mountains, Sea
- **Additional:** Air Conditioning, Many Special Features

New Development - Three Exclusive Luxury Golf Villas

Fortis CBS is honoured to present the newest phase of the exclusive Las Atalayas development, an award winning luxury development of detached villas which is part of the incredible Abama Golf resort in Guia de Isora.

Located on the sunny southwest coast of Tenerife, Guia de Isora is home to the exclusive holiday and residential destination, Abama Resort. This 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 12 restaurants and bars (two Michelin starred restaurants), 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 18 hole world-class golf course with Abama's various residential properties nestled idyllically amongst the fairways. A short distance away is the coastal village of Playa San Juan with traditional restaurants and lovely seafront promenade, and the recently extended TF1 motorway is nearby, reducing the travel time from the Tenerife South airport to under half an hour.

Las Atalayas currently comprises of 10 incredible luxury villas, set in the unparalleled surrounding of the Abama Golf resort. This new phase will offer only three more of these exclusive homes, each one designed to the most exacting standard, constructed and finished with the highest quality materials.

Each magnificent three-bedroom, three-bathroom villa features an open-plan living design. The spacious minimum living area of 245m² includes, on the upper level, a stylish white modern kitchen, a guest toilet, a dining area, and a living room, all illuminated by natural light streaming through the impressive floor-to-ceiling glass doors. This fantastic space flows seamlessly to the outdoor terrace, from which you can enjoy mountain and ocean views stretching across to the neighbouring island of La Gomera.

On the lower floor, there are three en-suite double bedrooms, each equipped with fitted wardrobes, providing access to the terrace and gardens. It's the ideal spot to unwind after another long sunny day in Tenerife. As you would expect from a home of this class and quality, it includes every comfort one could desire: air conditioning throughout, a private garage for two cars, and a swimming pool.

Don't miss the opportunity to reserve one of these three fantastic homes! Please contact our friendly team to request more details on this highly desirable project in a truly spectacular location.

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.

