

## Spacious Three Bedroom Duplex on a Popular Golf Resort



**Reference:** 8758c  
**Area/Town:** Amarilla Golf  
**Complex:** Palm Gardens  
**Type:** Apartment (Duplex)  
**Status:** For Sale  
**Price:** €389,000

**Beds:** 3  
**Baths:** 2  
**Guest Toilets:** 1  
**Internal (m<sup>2</sup>):** 98 m<sup>2</sup>  
**Terrace (m<sup>2</sup>):** 25 m<sup>2</sup>  
**Year Constructed:** 2007

**Energy Efficiency Rating:**



- **Community:** Community Garden, Community Pool, Gated Complex, Lift, Well Maintained Community
- **Decor:** Fitted Cupboards, Fitted Wardrobes, Modern Style, Refurbished, Spacious Accommodation
- **Exterior:** Roof Terrace, Terrace
- **Location:** Conveniently Situated For Golf, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Shower Room, Living Room With Dining Area, Utility Room
- **Views:** Panoramic, Sea
- **Additional:** Many Special Features

# Spacious Three Bedroom Duplex on a Popular Golf Resort

Fortis CBS is delighted to present this superb duplex apartment with amazing roof terrace on the very popular complex of Palm Gardens in Amarilla Golf.

Amarilla Golf is a quiet location, just a ten minute drive from the Tenerife South airport and around a twenty minute drive from the main south coast resort towns of Playa de las Americas and Los Cristianos. Amarilla Golf links with the neighbouring Golf del Sur resort town, where one can find a vast array of cafes, restaurants and shops amongst other useful amenities in its San Blas complex and all around the perimeter of the resort. Also local to this is the San Miguel Marina where one can see a large number of yachts and boats amongst more cafes and restaurants. This lovely property is situated within the gated complex of Palm Gardens where there is a very nice communal pool, extensive areas of terraces and beautiful gardens.

This immaculately presented three bedroom, two bathroom property is located in an extremely well maintained complex with communal pools and gardens, overlooking the lush fairways of Amarilla Golf Course and beyond to the Atlantic Ocean. The apartment is available partially furnished and features three terraces, allowing you to bask in the stunning Tenerife sunshine at any time of day. A spacious property such as this, with living area of 98m<sup>2</sup>, makes it an ideal primary residence or a fabulous second home in the sun.

On the main floor you will find a modern independent galley style kitchen, fully fitted and equipped, a utility room, W.C and a bright lounge/diner with access to one of the lovely terraces. The lower level contains the bedrooms, where the master bedroom features an en-suite shower room, fitted wardrobes, and a private terrace. Additionally, there is built-in under-stairs storage and two more bedrooms with fitted wardrobes that share a family bathroom. The pièce de résistance however is the roof terrace; accessed internally this is the ideal spot to entertain or enjoy al fresco dining. The terrace has been covered to offer shade and privacy with retractable sun blinds and has wonderful views over the golf course and out to the ocean.

Externally the property features a private garage within the underground community garage which also has lift access.

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.

