

## Very Attractive Two Bedroom Apartment in Desirable Golf Location



**Reference:** 8999C  
**Area/Town:** Abama Golf  
**Complex:** Abama Las Terrazas  
**Type:** Apartment  
**Status:** For Sale  
**Price:** €849,000  
**Energy Efficiency Rating:** Pending

- **Beds:** 2
- **Baths:** 2
- **Internal (m2):** 103 m<sup>2</sup>
- **Terrace (m2):** 56 m<sup>2</sup>
- **Floor level:** 1

- **Community:** Children's Pool, Community Garden, Heated Outdoor Pool, Lift, Well Maintained Community
- **Decor:** Built to High Standards, Completely Equipped Kitchen, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Luxury Fittings, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants
- **Rooms:** American Kitchen/Kitchenette, En Suite Bathroom, Living Room With Dining Area, Shower Room
- **Views:** Garden, Sea
- **Additional:** Air Conditioning, Many Special Features, One Level

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Fortis CBS is pleased to have the opportunity to present this ultra-luxurious 1st floor, two bedroom, two bathroom apartment, situated in the highly desirable Las Terrazas de Abama complex which forms part of the ultra-prestigious Abama Golf resort, home to one of Spain's top golf courses.

Abama Golf resort is located on the south-west coast of Tenerife, and is recognised as the most prestigious location on the whole island of Tenerife. 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 a 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 in an elevated position between the first and second holes of the Abama Golf course, a short way from the clubhouse. The complex is simply magnificent with its three swimming pools and large areas of terrace and garden, as well as 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 boasts a very comfortable, spacious living area of 103m<sup>2</sup> finished and furnished to the highest standards. Air conditioned throughout and comprises master double bedroom with fitted wardrobes and luxury en-suite bathroom with bathtub and separate shower unit, second double bedroom also offers fitted wardrobes and en-suite bathroom. The kitchen is modern, white and high gloss with integrated appliances and is open plan to the spacious, comfortable living / dining area. Externally, there are two terrace areas with a total of 56m<sup>2</sup> and which can be directly accessed from the lounge, dining area and the master bedroom, and offer ample space for dining, sunbathing, or simple relaxing and taking in the delightful views of the gardens, ocean and dramatic sunsets over the neighbouring island of la Gomera.

Included in the price is a designated parking space in the communal garage and a handy storage room making this a definite must-see property for the most discerning of clients and investors. Price includes the featured furniture, so at your earliest convenience, please contact us for more information 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.

