

**Abama - Abama Golf Resort**

# **The Abama Hills – Plot with Project and Building Permit**

**Property ID: ES253185202**



**PURCHASE PRICE: 2.850.000 EUR • LAND AREA: 953 m<sup>2</sup>**

**Property ID: ES253185202 - 38688 Abama - Abama Golf Resort**

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## At a glance

|             |             |                |               |
|-------------|-------------|----------------|---------------|
| Property ID | ES253185202 | Purchase Price | 2.850.000 EUR |
| Bedrooms    | 4           | Objektart      | Plot          |

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## The property



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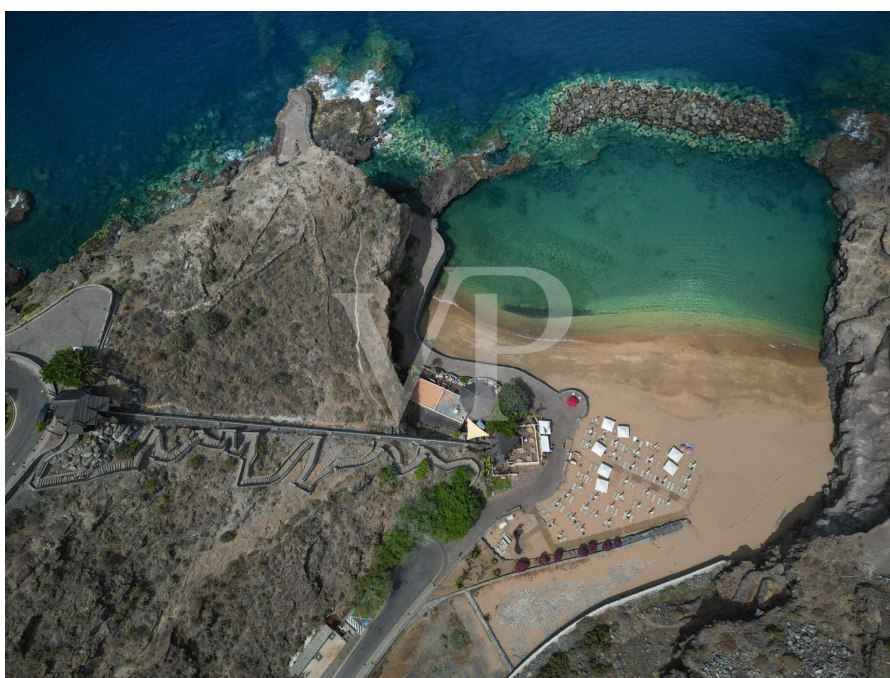
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## A first impression

We present the exclusive villa The Abama Hills, located on the frontline of the Abama Golf Resort next to the 5-star Ritz-Carlton Abama hotel. The 953 m<sup>2</sup> plot offers breathtaking panoramic views of the golf course, the Atlantic Ocean, and La Gomera. The bright, double-height living room forms the heart of the home, boasting spectacular views. The modern kitchen on the second floor opens onto a private terrace. The luxurious master bedroom features a jacuzzi on its own terrace with stunning ocean views. On the ground floor, there are three guest bedrooms, two with private Japanese-style gardens. The villa includes two pools: an 18-meter-long pool on the ground floor with an integrated jacuzzi and another on the rooftop, which also features a barbecue area and a dining space under a pergola. The basement includes a wine cellar, a garage for three cars, and a versatile space that can be used as a spa, home theater, gym, or office, as well as a laundry room and storage area. The plot is for sale with a building permit, technical project, and design proposal for €2,850,000 plus taxes. Construction costs are estimated from €2,150,000, depending on the buyer's modifications and choices.

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## Details of amenities

**Plot with building licence, technical project, and design proposal**

**Plot size: 953 m<sup>2</sup>**

**Maximum buildability: 40%**

**Maximum height: 2 floors, 7.2 m**

**Project:**

**Living area: 278 m<sup>2</sup>**

**Basement with garage: 311 m<sup>2</sup>**

**Terrace area: 398 m<sup>2</sup>**

**Garden areas: 200 m<sup>2</sup>**

**2 pools (one 18m pool, another pool on the rooftop terrace)**

**Custom modifications possible**

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## All about the location

Abama Luxury Residences is located in the municipality of Guia de Isora in the south of Tenerife. It is an exclusive 5-star resort in a unique location with luxury real estate, a hotel from Ritz Carlton and the famous Abama golf course. The Abama Resort is designed to satisfy all of its guests / owners' needs with impeccable service and elegance. A large selection of gastronomy, an enchanting white sandy beach with turquoise water, first-class sports and leisure facilities, a SPA, kids club, etc. are offered. A dream place to enjoy an unforgettable vacation or to settle down. Various luxury properties are offered in this resort- Apartments, villas and plots to build your own dream villa.

The charming village of Playa San Juan is only a few minutes drive from the Abama Resort and offers several restaurants / cafes, shops and a very nice promenade for walking. The southern airport "Reina Sofía" is only 25 minutes away by car, the northern airport "Los Rodeos" is only 1 hour by car.

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## Other information

**RESPONSIBILITY:** The property information, documents, plans, etc. provided by us originate from the seller. We don't assume any liability for the correctness or completeness of the information.

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### OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell your property, it is important for you to know its market value. Let one of our real estate specialists professionally analyze the current value of your property free of charge and without obligation. Our international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

**For further information, please contact your contact person:**

**Caroline Müller**

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**Avda Chayofita 18, C.C. Parque Santiago 6, Local 24, E-38650 Los Cristianos (Arona)**

**Tel.: +34 922 105 023**

**E-Mail: [tenerife.south@von-poll.com](mailto:tenerife.south@von-poll.com)**

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