

**Amarilla Golf - Golf del Sur**

# Beautiful new apartment in first line at Amarilla golf course

**Property ID: ES263185937**



**PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 69,45 m<sup>2</sup> • ROOMS: 3**

**Property ID: ES263185937 - 38639 Amarilla Golf - Golf del Sur**

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## At a glance

Property ID	ES263185937	Purchase Price	450.000 EUR
Living Space	ca. 69,45 m <sup>2</sup>	Condition of property	Like new
Rooms	3	Usable Space	ca. 90 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen
Bathrooms	2		
Year of construction	2026		
Type of parking	1 x Garage		

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## Energy Data

Energy information	At the time of preparing the document, no energy certificate was available.	Energy efficiency class	B
		Year of construction according to energy certificate	2026

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## The property



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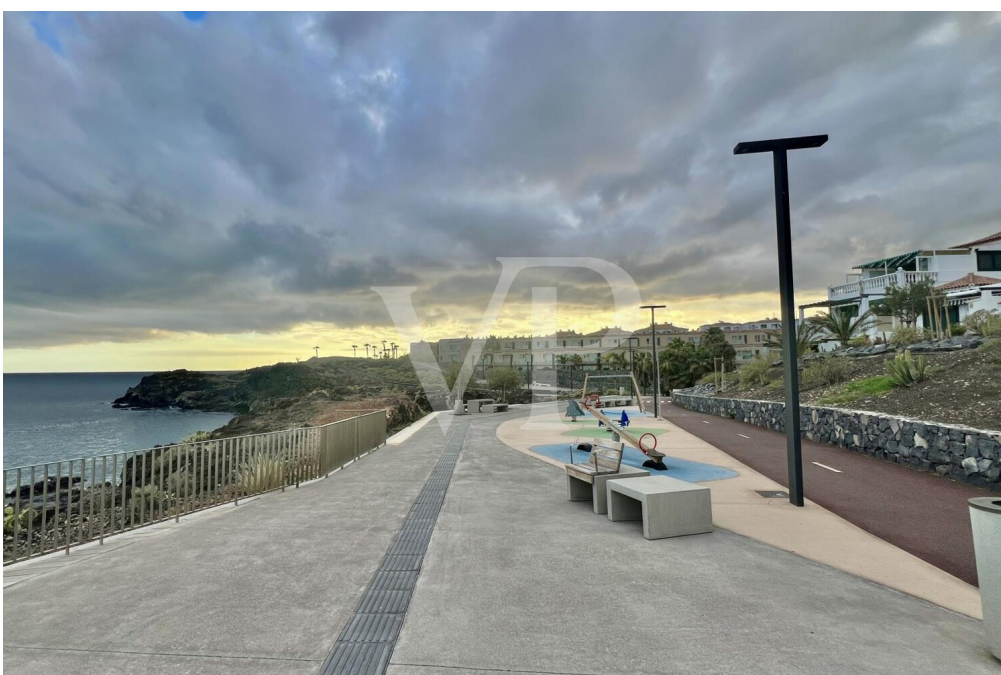
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

In a privileged location in Amarilla Golf, we are pleased to present this stylish newly built apartment in “Residencial Novomar” — a rare opportunity for discerning buyers. Situated directly on the frontline of the golf course, the property offers an exceptional living experience surrounded by expansive green areas, a mild climate, and an exclusive atmosphere. The apartments stand out for their modern architecture, clean lines, and harmonious integration of indoor and outdoor spaces. The open-plan living and dining area with integrated kitchen opens onto spacious terraces. The apartment features two terraces: one south-facing terrace with views of the golf course and access to a private small garden, and another north-facing terrace overlooking the quiet street. There are two bedrooms, including a master suite with en-suite bathroom, as well as an additional bathroom, providing both comfort and flexibility. Features include high-quality materials, double glazing, fitted wardrobes, a security entrance door, video intercom system, and pre-installation for air conditioning. The development, consisting of only 24 units, offers landscaped gardens, a 25 m communal swimming pool, a sun terrace, as well as an underground parking space and a storage room. The marina, restaurants, shopping facilities, and Tenerife South Airport are all within easy reach. Contact us to arrange a viewing appointment.

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## **Details of amenities**

- **Ground-floor apartment in a new residential complex with only 24 exclusive units**
- **2 bedrooms & 2 bathrooms**
- **Two spacious terraces (golf course side & street side)**
- **Direct access to the golf course**
- **Private garden area**
- **Fully equipped kitchen with branded appliances**
- **High-quality materials & modern design**
- **Extras: double glazing, fitted wardrobes**
- **Security entrance door & video intercom system**
- **Pre-installation for air conditioning**
- **Underground parking space & storage room included**
- **Communal swimming pool with sun terrace**
- **Quiet and private atmosphere**

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## **All about the location**

**Golf del Sur is a beautiful area in the southeast of the island, in close proximity to the international airport, which can be reached in just 10 minutes by car. The beautiful village is surrounded by palm trees and green spaces, due to the two famous golf courses "Golf del Sur" and "Amarilla Golf". A pleasant area that invites you to linger. An idyllic promenade, the beautiful harbor and the many restaurants are the perfect surroundings to enjoy the hours of sunshine, in connection with the breathtaking views over the ocean. Las Chafiras is about 15 minutes away, there you will find supermarkets and many shops for everyday use.**

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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.

All real estate offers are without obligation and subject to possible advertising errors.

### **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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