

Abama – Abama Golf Resort

## Villas de Tennis - Last unit - 5.5% gross returns guaranteed

Property ID: ES243184814



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 2.100.000 EUR • LIVING SPACE: ca. 145 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 485 m<sup>2</sup>**

Property ID: ES243184814 - 38687 Abama – Abama Golf Resort

- At a glance
- The property
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES243184814 - 38687 Abama – Abama Golf Resort

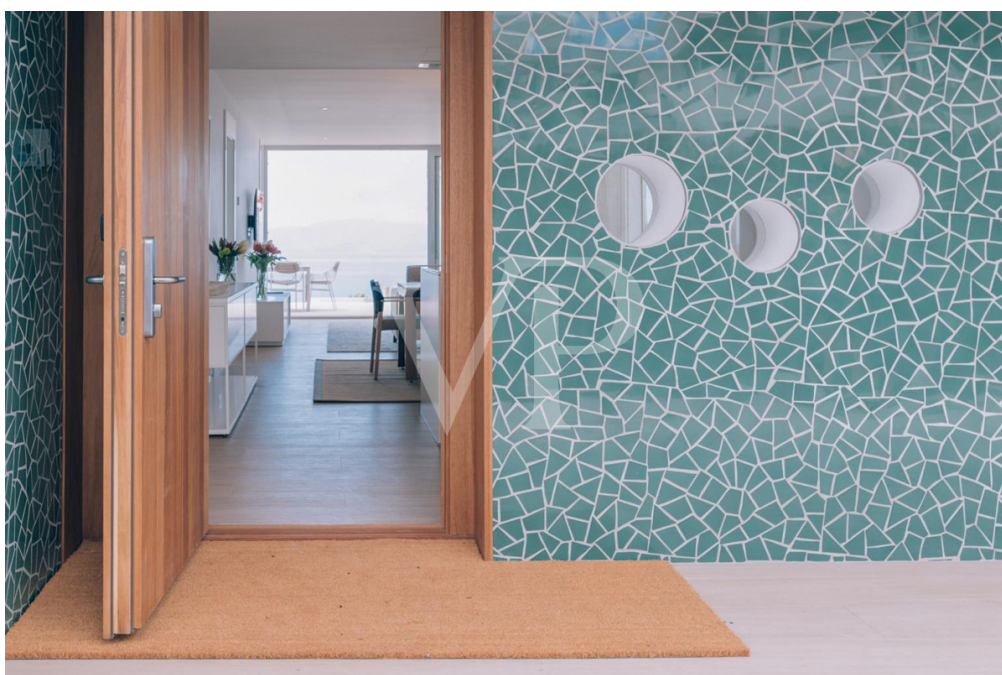
## At a glance

Property ID	ES243184814
Living Space	ca. 145 m²
Rooms	5
Bedrooms	3
Bathrooms	3
Year of construction	2021

Purchase Price	2.100.000 EUR
Condition of property	Like new
Usable Space	ca. 190 m²
Equipment	Swimming pool

Property ID: ES243184814 - 38687 Abama – Abama Golf Resort

## The property





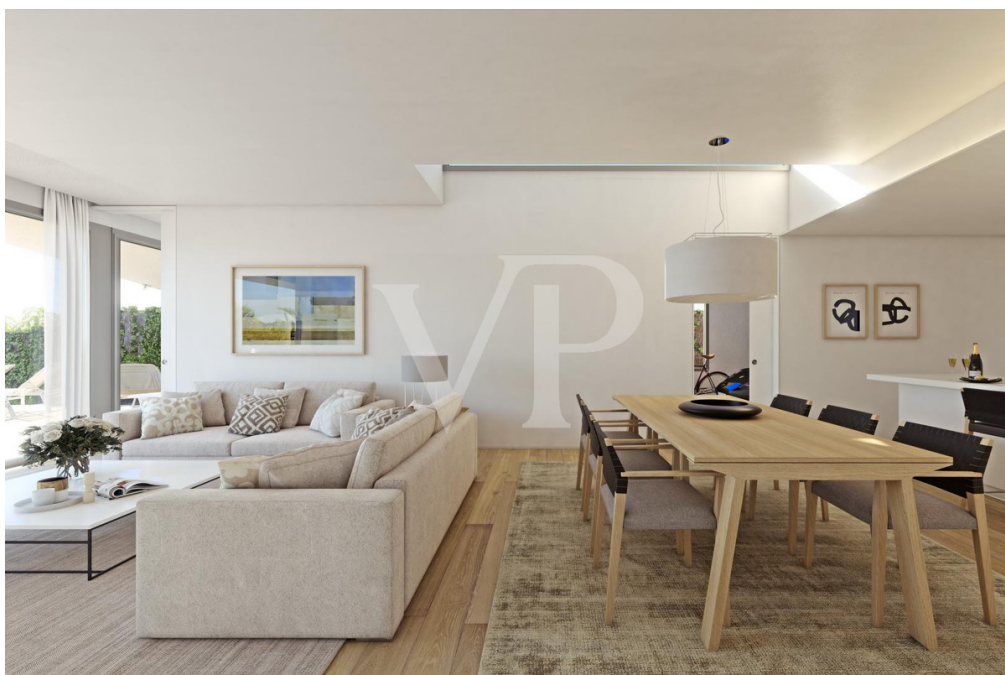
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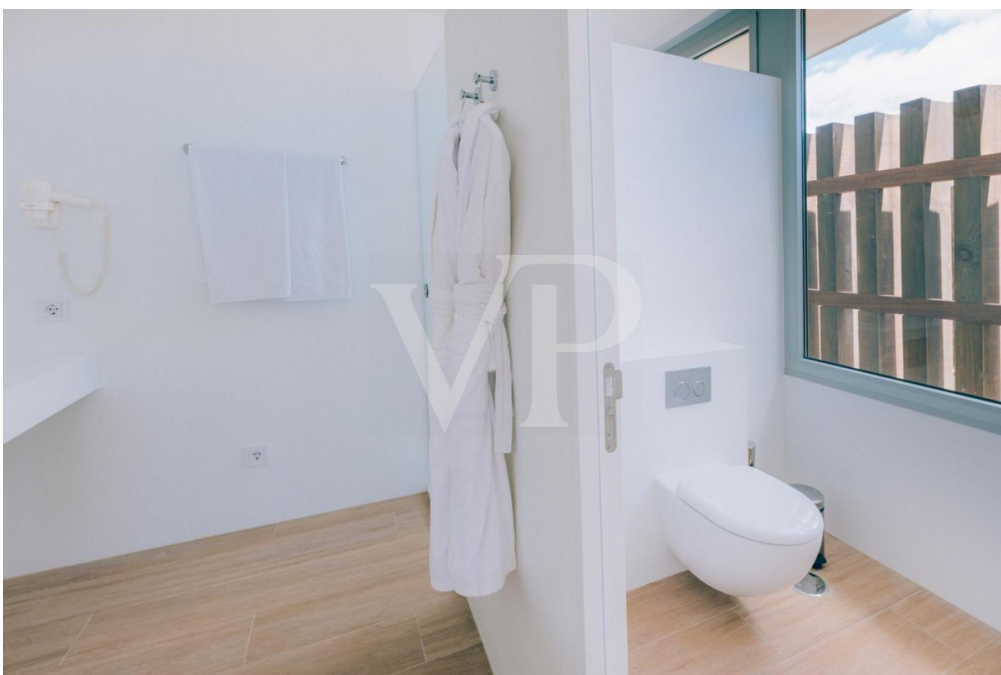
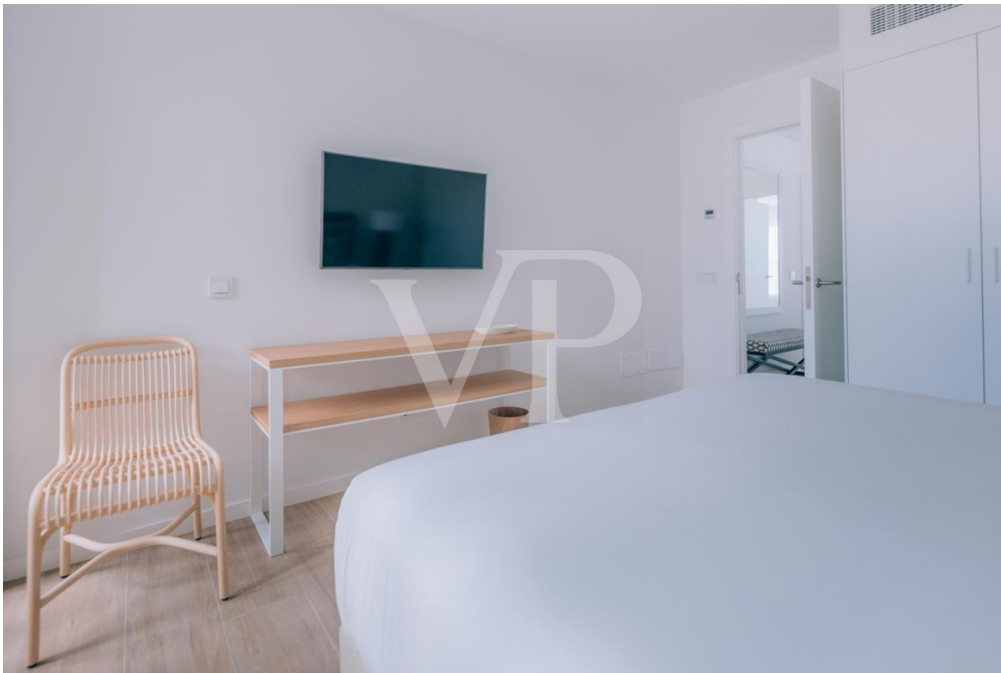
Property ID: ES243184814 - 38687 Abama – Abama Golf Resort

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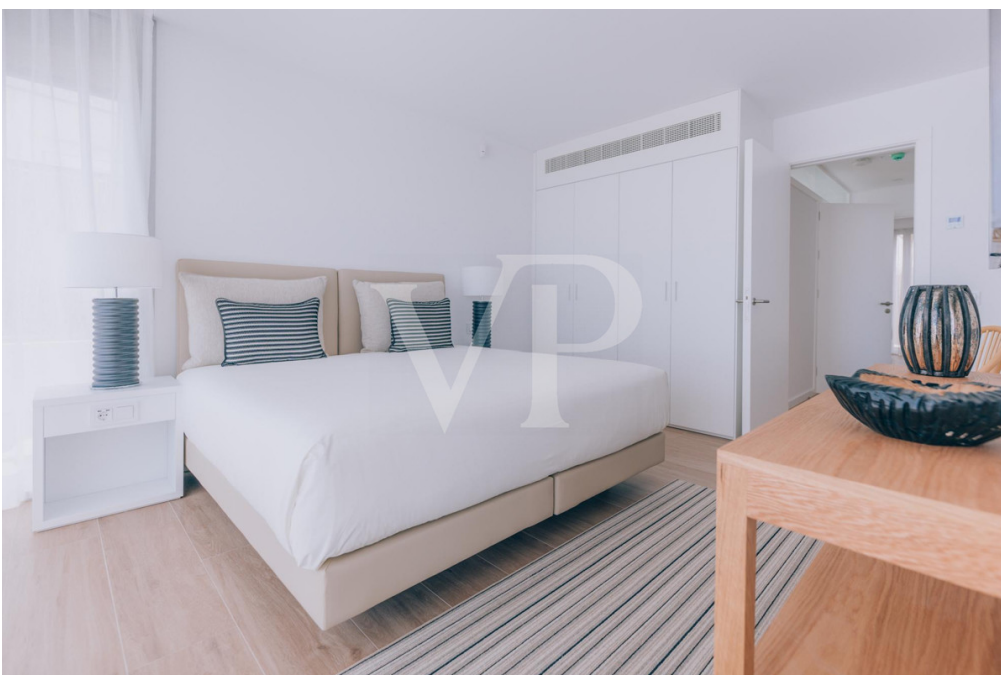
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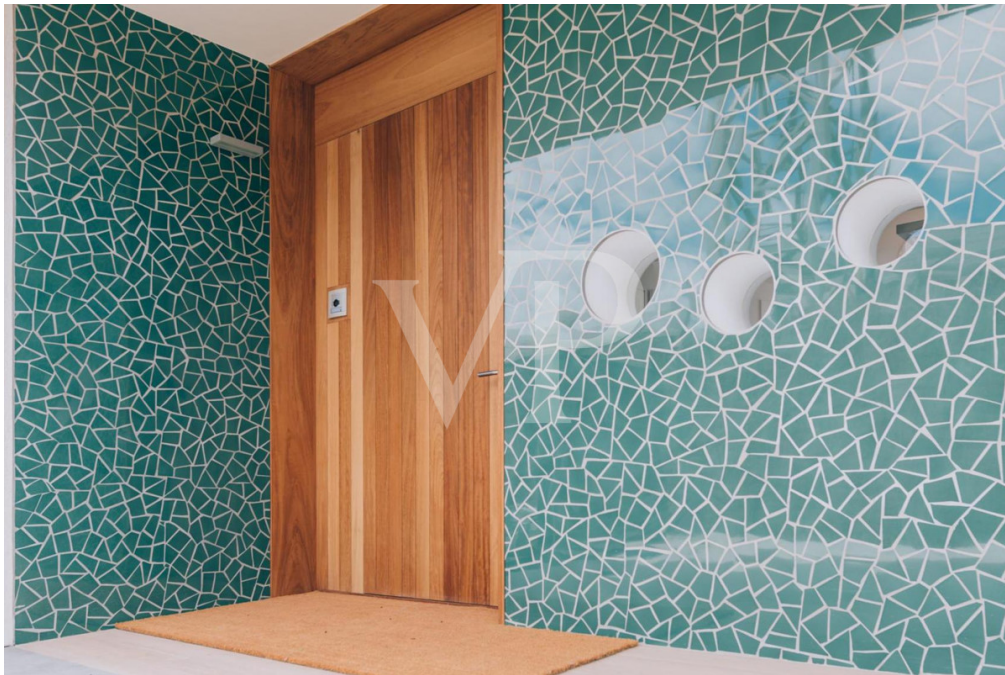
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## Floor plans



APT. 13\_A1

URBANIZATION / URBANIZACIÓN  
0m 1m 2m 3m

## PLOT SURFACE / SUP. DE PARCELA

485,25 m<sup>2</sup>

## BUILT AREA / SUP. CONSTRUIDAS

GROUND FLOOR / PLANTA BAJA	154,20 m <sup>2</sup>
TERRACES / TERRAZAS (S00)	13,76 m <sup>2</sup>
TOTAL	173,96 m <sup>2</sup>

UPPER FLOOR / PLANTA ALTA	84,90 m <sup>2</sup>
TERRACES / TERRAZAS (S00)	10,30 m <sup>2</sup>
TOTAL	95,20 m <sup>2</sup>

TOTAL GF + UF / TOTAL PB + PA 269,16 m<sup>2</sup>INSTALLATIONS / INSTALACIONES 27,05 m<sup>2</sup>TOTAL 296,21 m<sup>2</sup>

## USABLE AREA / SUP. ÚTILES

GROUND FLOOR / PLANTA BAJA	
01 LOBBY / DISTRIBUIDOR	12,74 m <sup>2</sup>
02 KITCHEN / COCINA	40,80 m <sup>2</sup>
03 LIVING ROOM / SALÓN	35,68 m <sup>2</sup>
04 BEDROOM 1 / DORMITORIO 1	11,56 m <sup>2</sup>
05 BATHROOM 1 / BAÑO 1	6,72 m <sup>2</sup>
06 GARAGE / GARAJE	18,14 m <sup>2</sup>
TOTAL GF / TOTAL PB	129,64 m <sup>2</sup>

UPPER FLOOR / PLANTA ALTA	
01 LOBBY / DISTRIBUIDOR	9,21 m <sup>2</sup>
02 BATHROOM 2 / BAÑO 2	9,72 m <sup>2</sup>
03 DRESSING ROOM / VESTIDOR	4,69 m <sup>2</sup>
04 BEDROOM 2 / DORMITORIO 2	11,76 m <sup>2</sup>
05 BATHROOM 3 / BAÑO 3	9,72 m <sup>2</sup>
06 DRESSING ROOM / VESTIDOR	4,69 m <sup>2</sup>
07 BEDROOM 3 / DORMITORIO 3	11,76 m <sup>2</sup>

TOTAL UF / TOTAL PA 60,55 m<sup>2</sup>TOTAL GF + UF / TOTAL PB 190,19 m<sup>2</sup>

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

This top-modern and luxurious holiday home is the last unit of the "Villas de Tennis." A beautiful garden with a private pool surrounds the house, which is spread over two floors and offers three bedrooms. From almost every area, you can enjoy a stunning sea view. This unique luxury property is part of a holiday complex, and as such, it can be easily and effortlessly rented out by the owner through the hotel management. Since this is the last unit, there is a special offer: a guaranteed return of 5.5% on rental income, for the first four years of ownership. The "Villas de Tennis" will be handed over fully furnished and equipped down to the last detail (including decoration) to the owners. A dream property in a dream location!



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## Details of amenities

- Holiday Villa - LAST UNIT
- 3 bedrooms
- Totally equipped
- Furnished, equipped kitchen, decoration
- Swimming pool
- Possible holiday rental
- Located in one of the most beautiful golf course of the Canaries
- High security level
- Possible the use the infrastructure of 5\* Abama Ritz-Carlton
- 5.5% gross returns, guaranteed, for the first four years of ownership

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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

LIABILITY: We would like to point out that the property information, documents, plans, etc. that we pass on come from the seller or landlord. We therefore accept no liability for the correctness or completeness of the information. It is therefore the responsibility of our customers to check the property information and details contained therein for accuracy. All real estate offers are non-binding and subject to errors, prior sale and rental or other intermediate use. 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:

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