

2 Bedroom Townhouse - Amarilla Golf - Sun Bay Villas - 9334

Property type	Townhouse		
Location	Amarilla Golf, San Miguel de Abona		
Complex	Sun Bay Villas		
Pool	Communal pool		
Views	Ocean view, Pool view		
Sale	630 000 €	Reference	9334
Built area	132m²	Living area	94m²
Terrace	Yes	Balcony	Yes
Garage	Yes	Kitchen	Open-plan
Bedrooms	2	Bathrooms	3
Floor	2	Furniture	Fully

Sea Frontline Townhouse with Jacuzzi and Holiday Licence - Sun Bay Villas, Amarilla Golf
Discover this exclusive brand new semi-detached villa, located on the seafront in the prestigious Sun Bay Villas complex, connected to the new Amarilla Golf & Marina promenade. Completely refurbished and decorated in an avant-garde luxury style, this property is a unique opportunity, both for residential use and as a holiday rental business with an active tourist license.

Distribution and Main Features:

- Built area: 132 m2 | Usable area: 94 m2.
- 2 bedrooms with fitted wardrobes and private terraces
- 2 complete bathrooms with bathtub + 1 additional toilet.
- Modern kitchen with island, fully equipped with top of the range electrical appliances
- Bright living room with direct access to the main terrace
- 3 private terraces, one with jacuzzi, gas barbecue and sunbeds
- Private garage of 24 m2 with capacity for 2 cars + storage room
- Only 100 metres from the sea, with direct access to the seafront promenade
- 2 communal swimming pools surrounded by gardens

Equipment and Extras:

- Air conditioning/heating on both floors
- Automatic awnings with wind sensors
- Integrated security system + safe
- Luxury furnishings and decoration included

Privileged location:

Avenida de Bruselas,
Terrazas del Duque, Local 14,
Costa Adeje (Adeje), 38670

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- Amarilla Golf & Marina - an exclusive setting with privileged climate all year round.
- Golf course and marina within walking distance
- Tenerife South Airport only 5 km away
- Restaurants, shops and leisure areas 1 km away

With a high profitability as a holiday rental, this villa is a safe investment in a paradisiacal location.

IBI (property tax): €364/year

Community: €145/month

Asten Realty Reference: 9334.



