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^2

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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The property

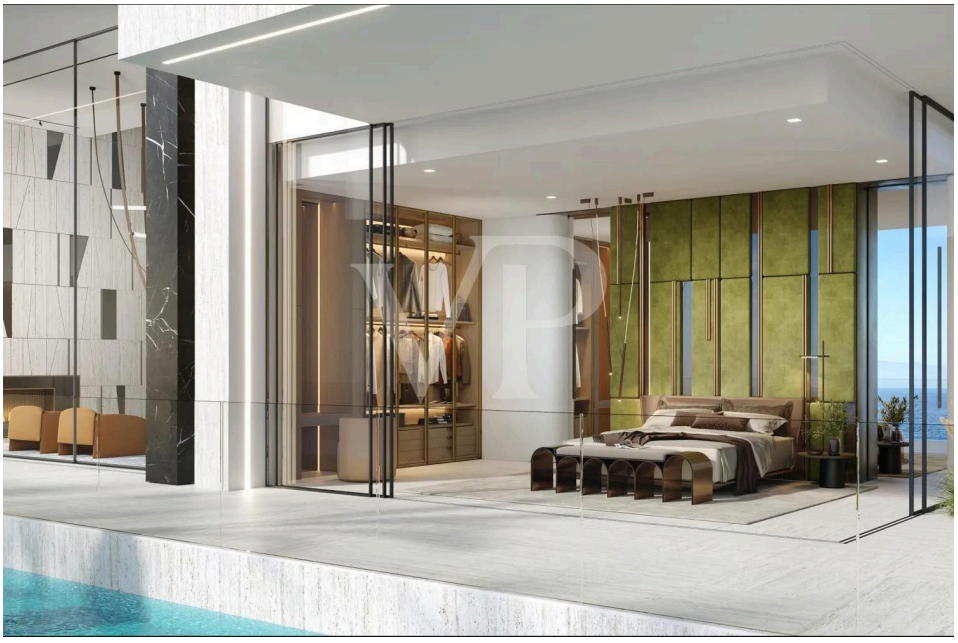




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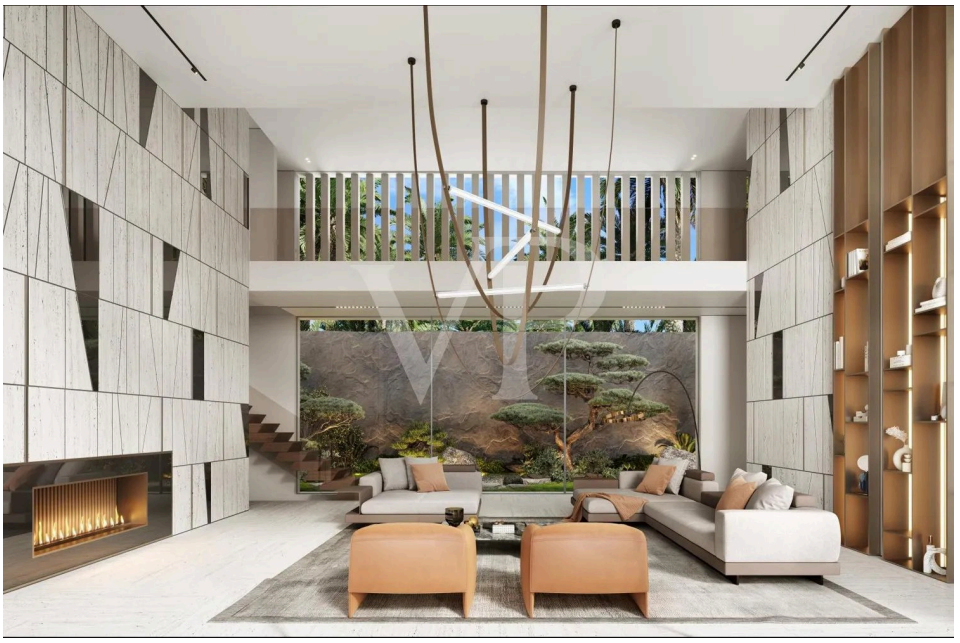
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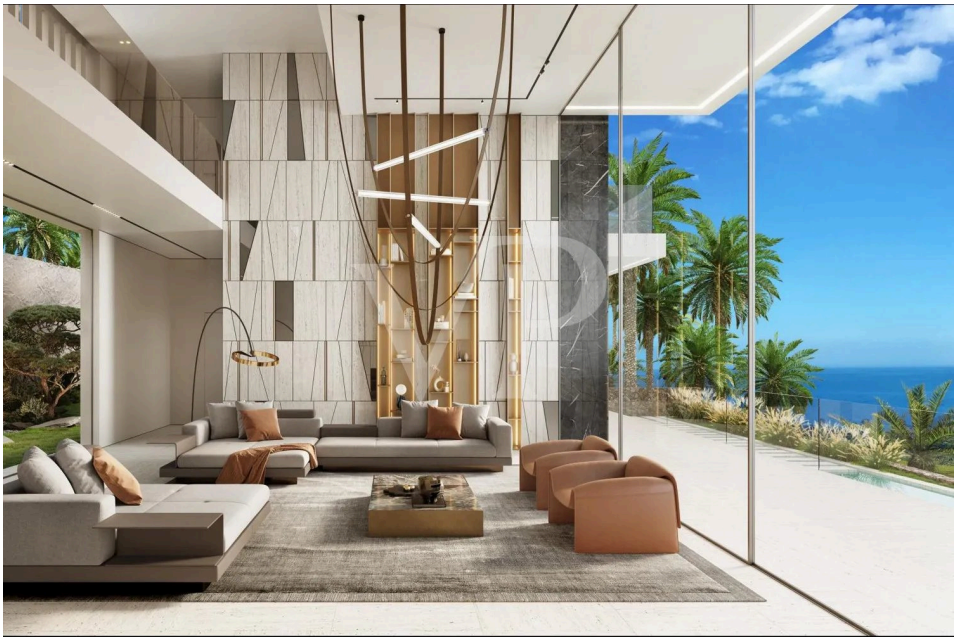




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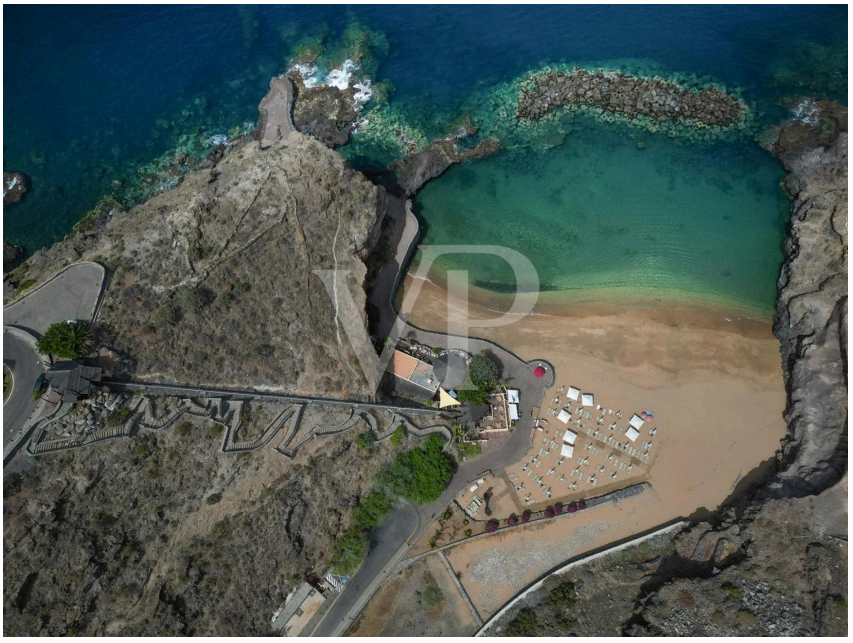




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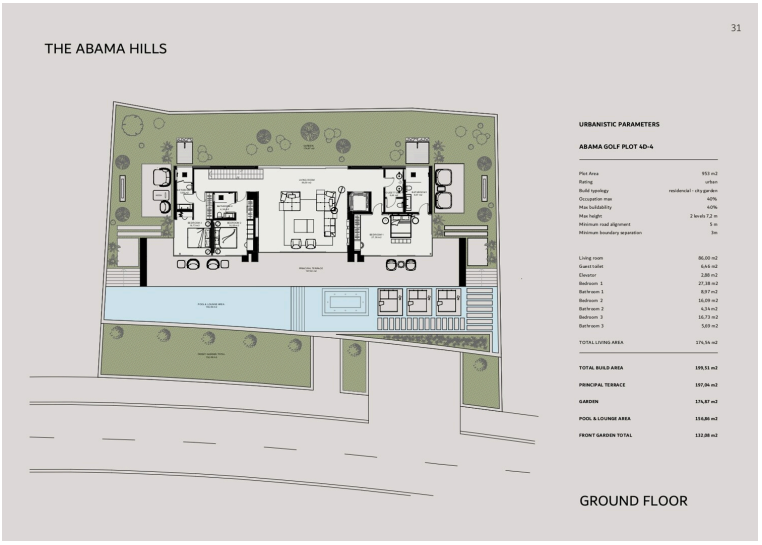
The property

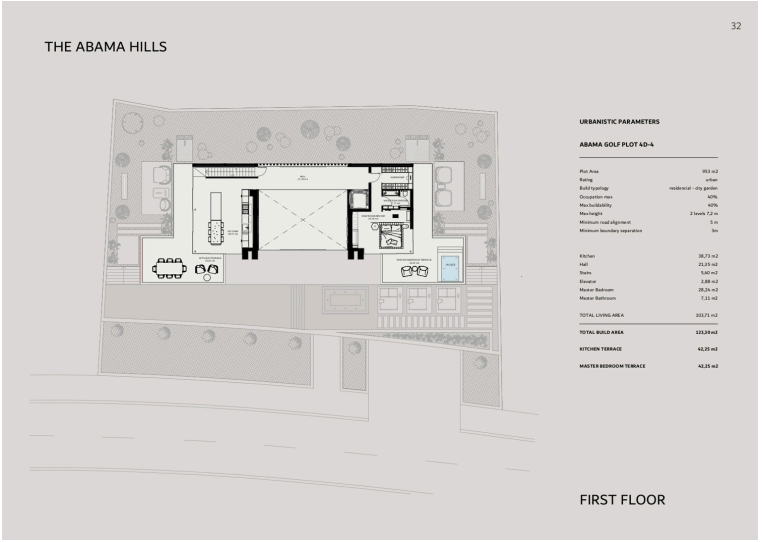




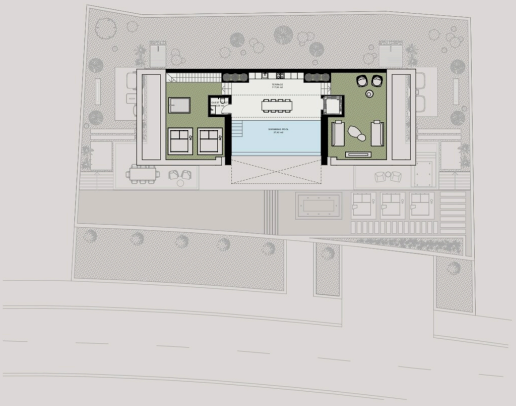
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Floor plans





THE ABAMA HILLS



URBANISTIC PARAMETERS

ABAMA GOLF PLOT 4D-4

Plot Area	953 m2
Rating	urban
Build typology	residencial - city garden
Occupation max	60%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m
Elevator	2,88 m2
Guest toilet	2,50 m2
TOTAL LIVING AREA	5,46 m2
TOTAL BUILD AREA	**9,84 m2**
SWIMMING POOL	**27,42 m2**
TERRACE	**117,36 m2**

ROOF TOP FLOOR

THE ABAMA HILLS



URBANISTIC PARAMETERS

ABAMA GOLF PLOT 4D-4

Plot Area	953 m2
Rating	urban
Build typology	residencial - city garden
Occupation max	60%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m
Entrance Hall	57,10 m2
Stairs	5,92 m2
Garage	65,02 m2
Storage room	15,63 m2
Optional space	31,85 m2
Optional space Bathroom	5,44 m2
Interior Garden	8,95 m2
Laundry	18,97 m2
Staff Toilet	2,60 m2
Elevator	2,88 m2
Machinery Room	46,56 m2
Garage Entrance	47,41 m2
TOTAL LIVING AREA	311,13 m2
TOTAL BUILD AREA	**352,57 m2**
PRINCIPAL ENTRANCE & GARAGE PARKING	**55,30 m2**

BASEMENT FLOOR

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

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 m² 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 m²
Maximum buildability: 40%
Maximum height: 2 floors, 7.2 m
Project:
Living area: 278 m²
Basement with garage: 311 m²
Terrace area: 398 m²
Garden areas: 200 m²
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

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Contact partner

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