



Design

Black

Lava

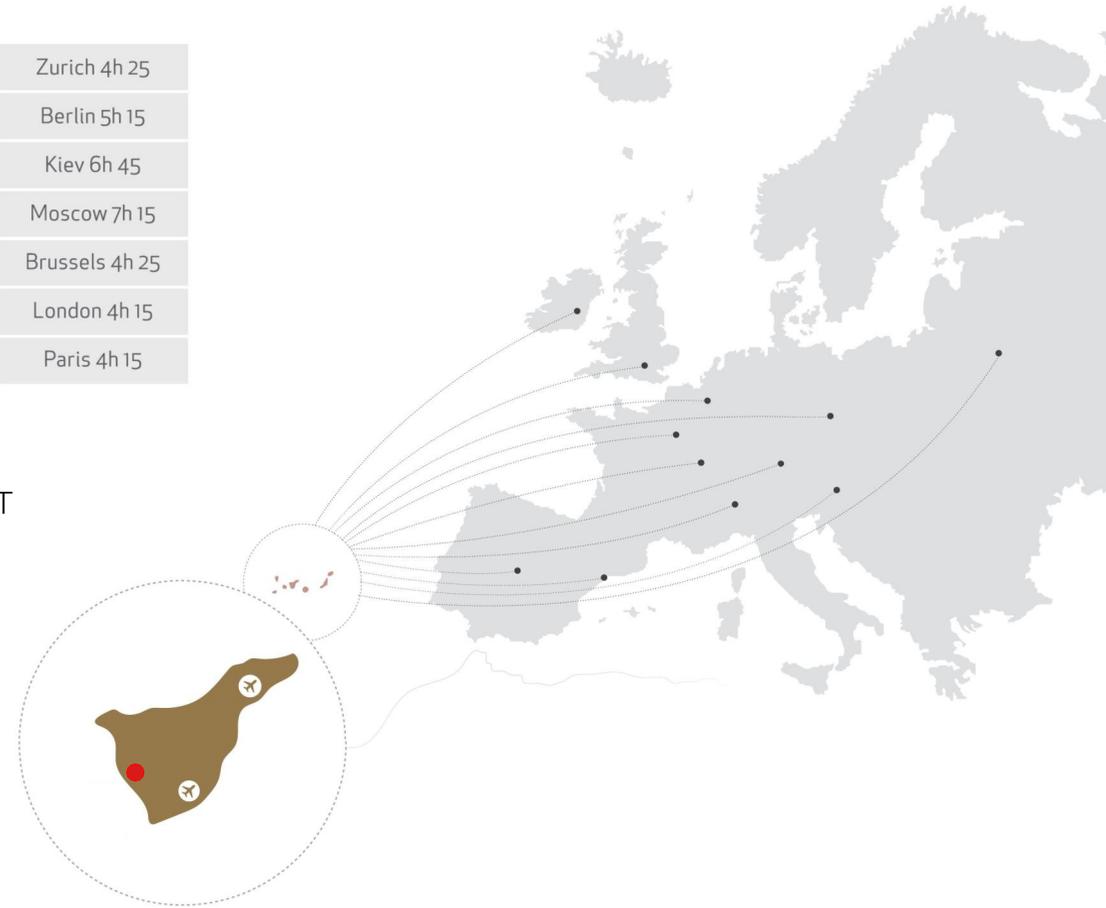
Studio

# DESTINATION

Madrid 2h 50	Zurich 4h 25
Dublin 4h 30	Berlin 5h 15
Manchester 4h 45	Kiev 6h 45
Vienna 5h 15	Moscow 7h 15
Barcelona 3h 10	Brussels 4h 25
Frankfurt 4h 50	London 4h 15
Milan 4h 35	Paris 4h 15

■ TENERIFE ENJOYS REGULAR FLIGHT SERVICE FROM MOST MAJOR EUROPEAN CITIES

■ TENERIFE SOUTH AIRPORT IS ONLY 30 MIN FROM ABAMA GOLF RESORT



THE ABAMA HILLS

# TENERIFE, SPAIN

On Tenerife, the Island of Eternal Spring, we reside in Europe's true paradise, enjoying the continent's best weather, azure waters, and breathtaking nature reserves. Our island simmers with cultural passion, vividly expressed in local festivals, cuisine, customs, and the warmth of its storied people.

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THE ABAMA HILLS

# THE RITZ CARLTON, ABAMA



The world-renowned five-star The Ritz-Carlton, Abama, epitomizes traditional island hospitality and luxe. Its 461 rooms and suites, inspired by Moorish design and Chinese principles, create a unique residential complex full of hidden treasures. Abama's restaurants, honored with three Michelin stars, have turned the resort into a gastronomic destination, particularly for admirers of famed Basque chef Martín Berasategui. Among Tenerife's famous beaches, Abama's beach is a standout. Just minutes from your room, you can step into a secluded cove with crystal-clear turquoise waters. The full-service beach restaurant is perfect for enjoying a cocktail, a light lunch, or simply relaxing in the cool shade.

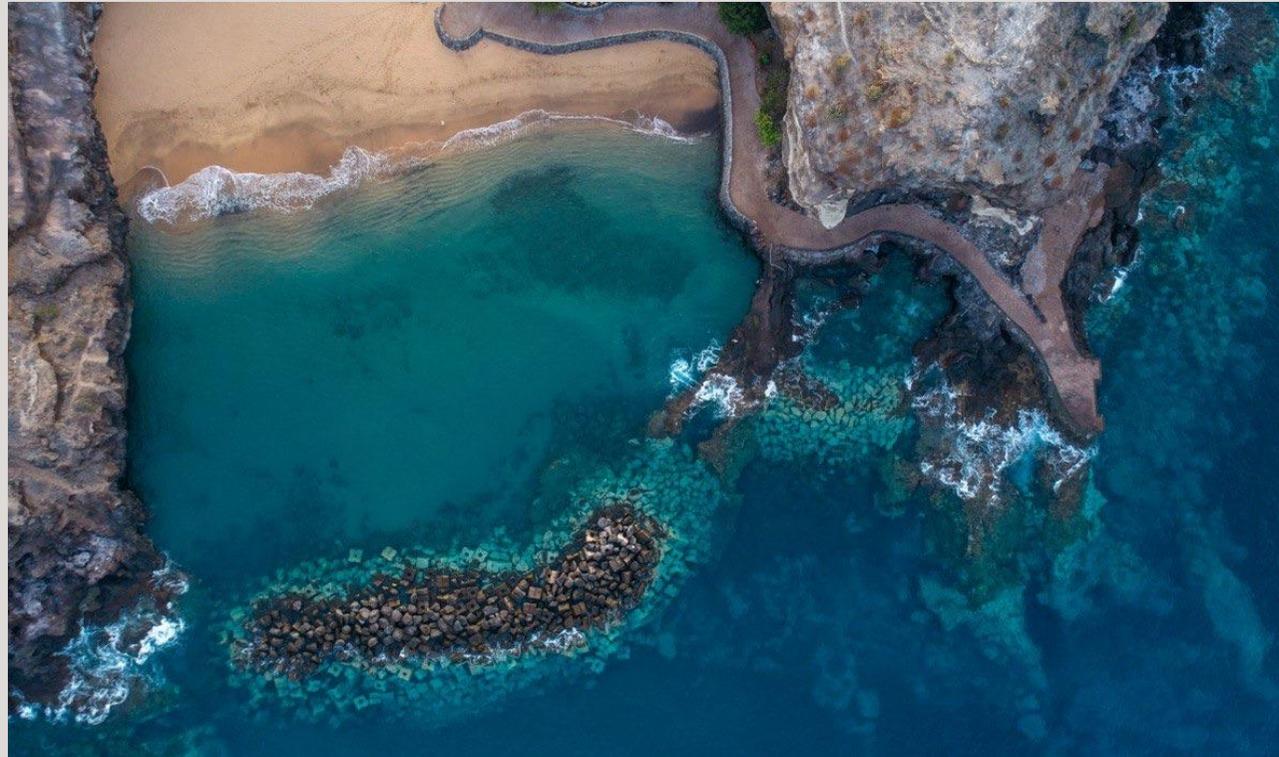
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THE ABAMA HILLS

# THE ABAMA BEACH

Clear waters of Abama's mesmerizing beach create a truly unique ambiance, nestled within a natural cove. This stunning location offers a gastronomic experience at a full-service restaurant, featuring a wide array of cocktails and light dishes.

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THE ABAMA HILLS

# ABAMA GOLF RESORT



- BEAUTIFUL GOLF COURSES
- MICHELIN-STAR RESTAURANTS
- CLUB HOUSE
- TENNIS & PADEL
- ABAMA RESIDENCES
- KIDS CAMP
- BEACH CLUB

THE ABAMA HILLS

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# DESIGN OBJECTIVE

There is a popular belief that Tenerife is an island of eternal spring and comfortable climate all year round, with the most colorful sunrises and sunsets and stunning views of the neighboring islands. We totally agree. This unique place, combining mountains, forests, magnificent beaches, and the pleasant warmth of the ocean breeze, inspires us to create unique architectural projects filled with love for every detail and every element.

In this stunning project, we used a variety of materials, from natural volcanic stone to classic travertine, allowing the project to blend in with the surrounding hilly landscape of the Abama Golf Resort golf courses. The double-height living room conveys the full range of the landscape and the atmosphere of everything we see around us.

This is how we create each of our unique projects - where all the components of the project, namely architectural style, forms, interior and exterior design - endeavor to harmonize with the environment.

The Abama Hills project is a testament to our unique approach, from creating an exceptional concept for the shape of the house, to carefully designing the layout and producing a unique interior and exterior design in line with contemporary trends.

Covering an area of 953 square meters, this residential property exudes an aura of timeless elegance, embodying a fusion of modernity and classic style that captures the vibrant spirit of the island.

**THE ABAMA HILLS**



## THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



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ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



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953 SQ M

VILLA



## THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



## THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA

# GUEST TOILET



THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



## THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



## THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA

# WARDROBE MASTER BEDROOM



THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA



THE ABAMA HILLS

ABAMA GOLF RESORT, TENERIFE

953 SQ M

VILLA

# IDEA & CONCEPT

The carefully considered layout of this magnificent project defines luxury living.

The spectacular, spacious double-height living room creates the central composition of a home filled with light and life, with magnificent views of golf courses, the Atlantic Ocean, and a mesmerizing view of the neighboring island of La Gomera from the front of the house, as well as views of the exquisite Japanese garden on the opposite side from the fireplace area.

The beautiful kitchen became a focal point on the second floor, offering stunning views from the dining zone on the private terrace.

Balancing this composition, the luxurious master bedroom with a jacuzzi on its own terrace is located on the other side of the first floor, offering panoramic views of the golf courses drenched in greenery, with the vast ocean as a backdrop.

Moving to the ground floor, we enter the area with three guest bedrooms, two of which have access to their own private Japanese style garden with a seating area by the fireplace.

The house has two swimming pools, one of which is located on the ground floor and is 18 meters long, with a sun lounge area and jacuzzi built into the water surface, creating a single water surface 36 meters long.

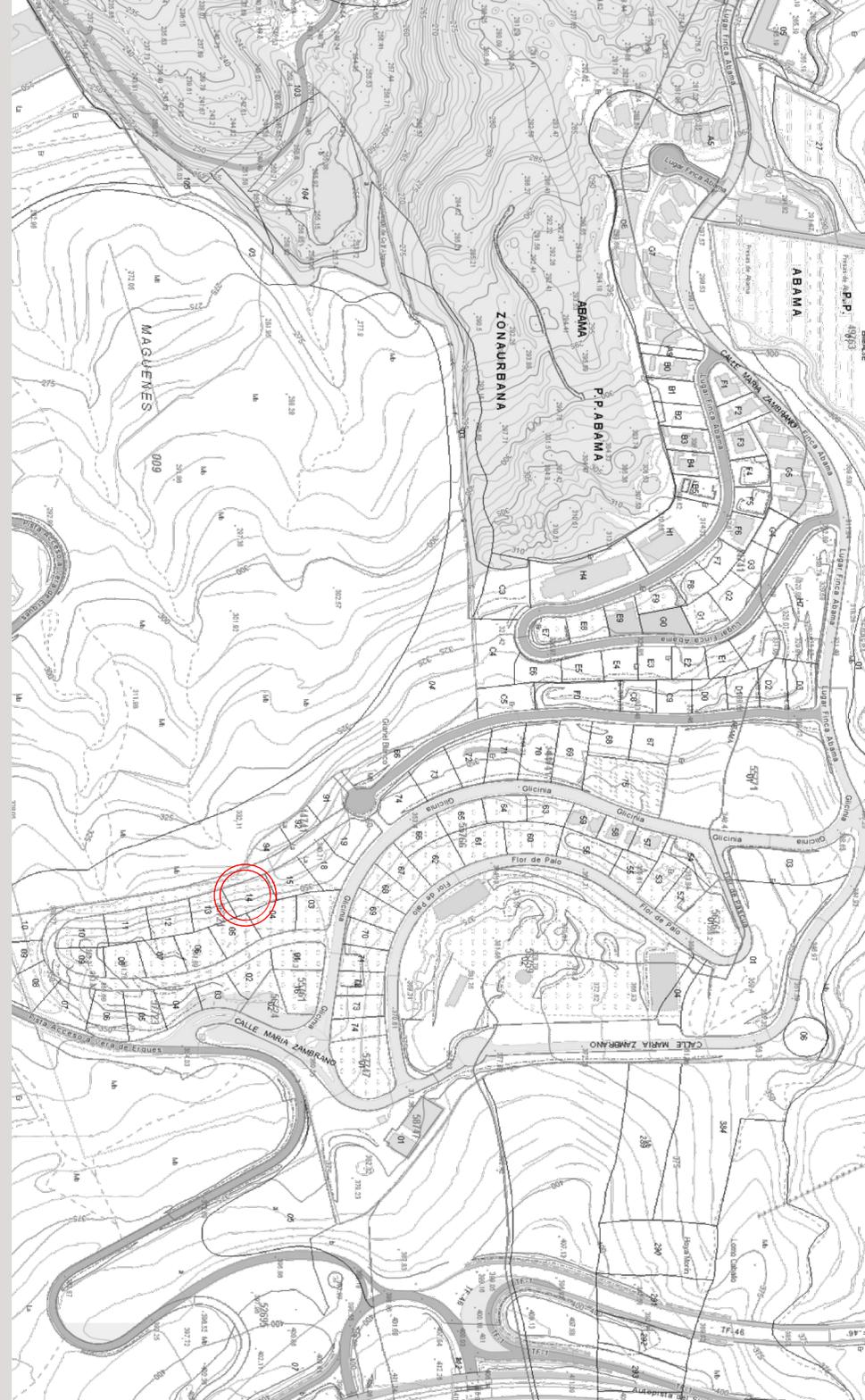
The second pool is located on the roof. There are three areas on the roof: a central area with an 8 meters long pool, a barbecue area, and a large dining area shaded by a pergola and equipped with its own toilet and lift. The right wing has a lounge area with sofa and fireplace, while the left wing has a sunbathing area with spacious sunbeds and shower.

The entire rooftop offers stunning 360, degree views of the ocean, golf courses and the island of La Gomera.

# GENERAL PLAN

## Location

Abama Golf Resort, S/C de Tenerife, Canary Islands



# THE ABAMA HILLS



## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

<b>PLOT AREA</b>	<b>953 m<sup>2</sup></b>
Rating	urban
Build typology	residencial - city garden
Occupation max	40%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m

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**BUILD SURFACE** 692 m<sup>2</sup>

**USABLE SURFACE** 601 m<sup>2</sup>

**ROOF TOP, TERRACES, ENTRANCE ZONE, POOLS & GARDENS** 954 m<sup>2</sup>

# PANORAMIC VIEW

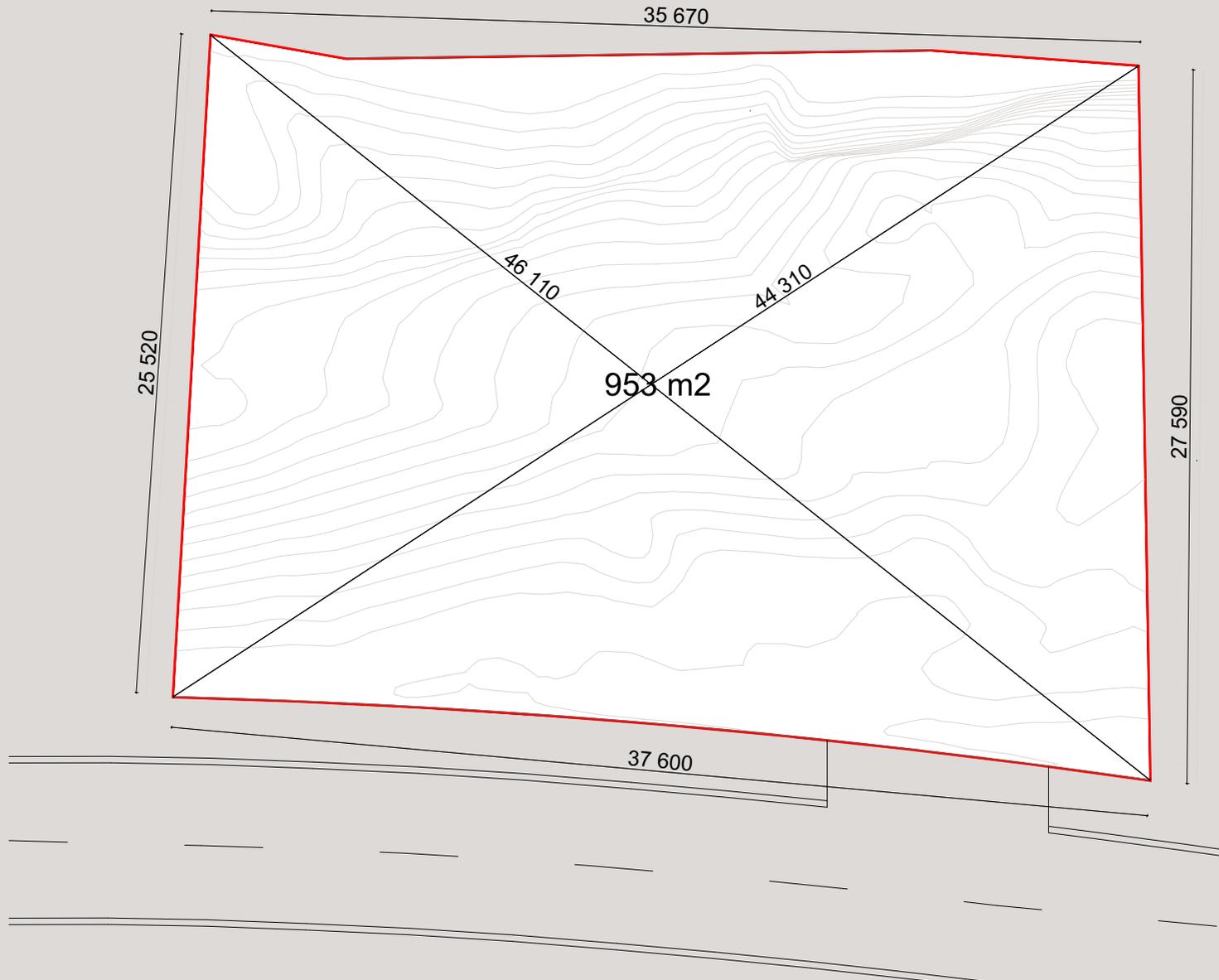
The panoramic views from all floors and living areas of the golf course, the Atlantic Ocean and the neighboring island of La Gomera.

## Location

Abama Golf Resort, S/C de Tenerife, Canary Islands



# THE ABAMA HILLS



## URBANISTIC PARAMETERS

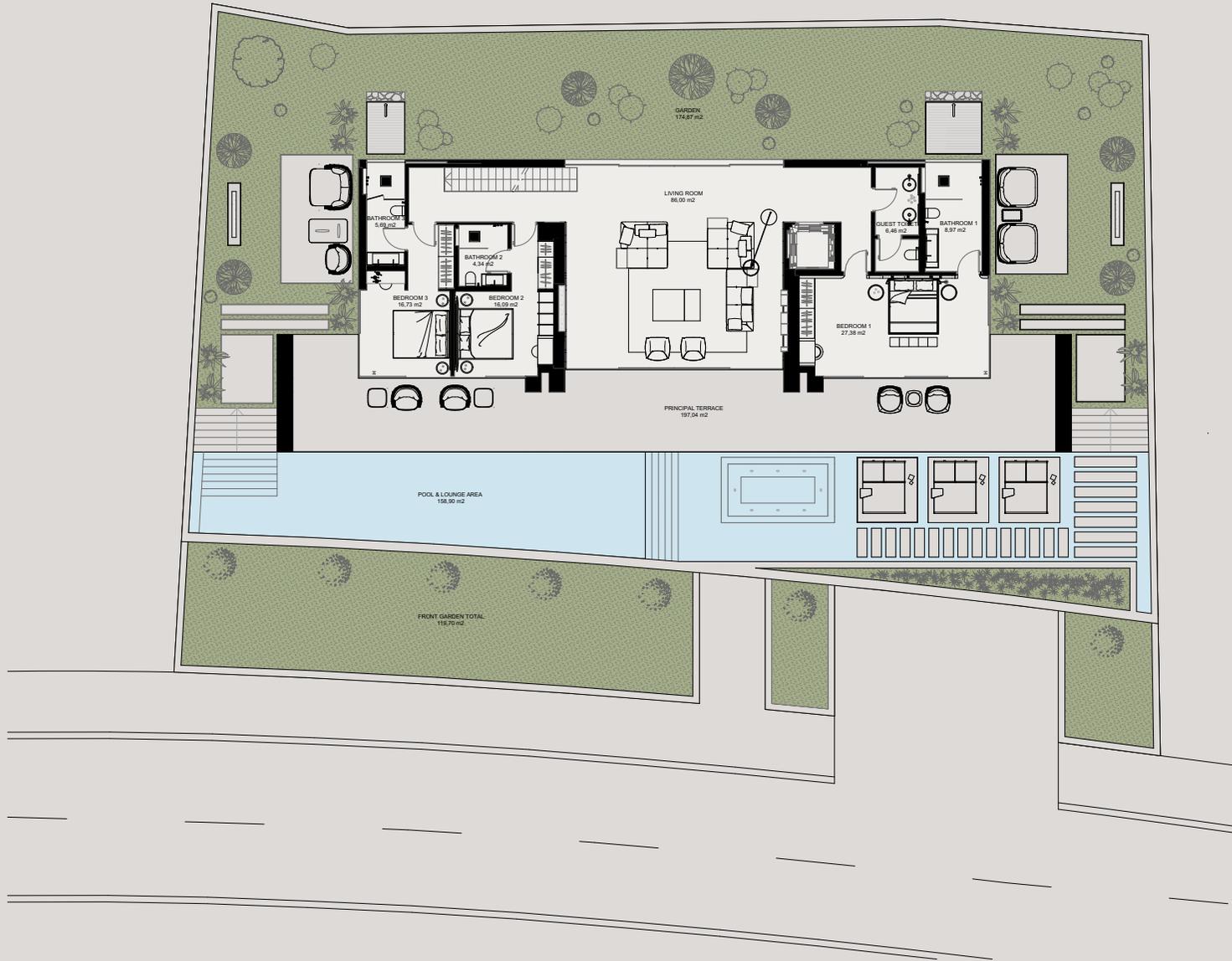
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<b>BUILD SURFACE</b>	<b>692 m2</b>
<b>USABLE SURFACE</b>	<b>601 m2</b>
<b>ROOF TOP, TERRACES, ENTRANCE ZONE, POOLS &amp; GARDENS</b>	<b>954 m2</b>

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

Plot Area	953 m2
Rating	urban
Build typology	residential - city garden
Occupation max	40%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m

Living room	86,00 m2
Guest toilet	6,46 m2
Elevator	2,88 m2
Bedroom 1	27,38 m2
Bathroom 1	8,97 m2
Bedroom 2	16,09 m2
Bathroom 2	4,34 m2
Bedroom 3	16,73 m2
Bathroom 3	5,69 m2

TOTAL LIVING AREA 174,54 m2

TOTAL BUILD AREA 199,51 m2

PRINCIPAL TERRACE 197,04 m2

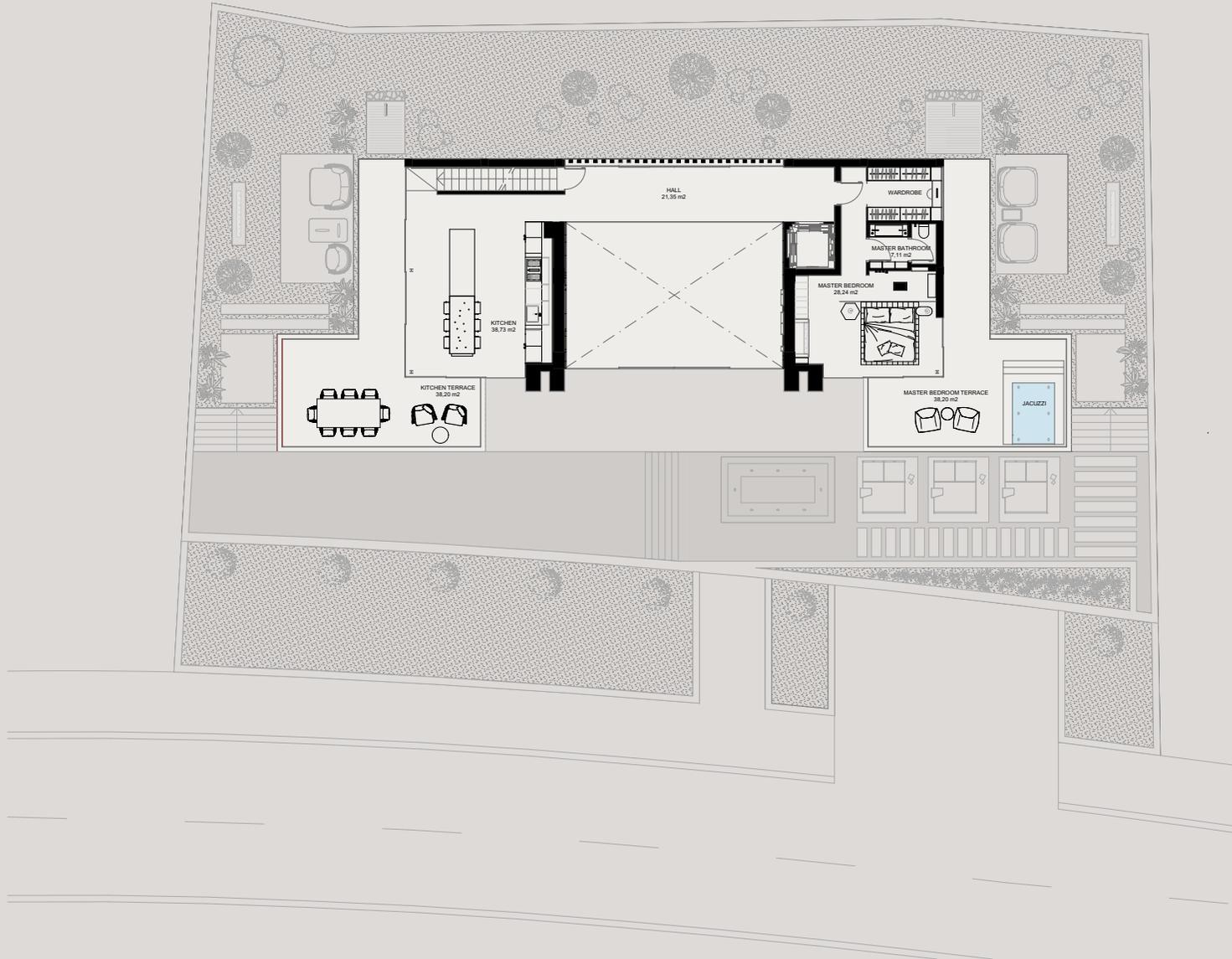
GARDEN 174,87 m2

POOL & LOUNGE AREA 158,90 m2

FRONT GARDEN TOTAL 119,70 m2

## GROUND FLOOR

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

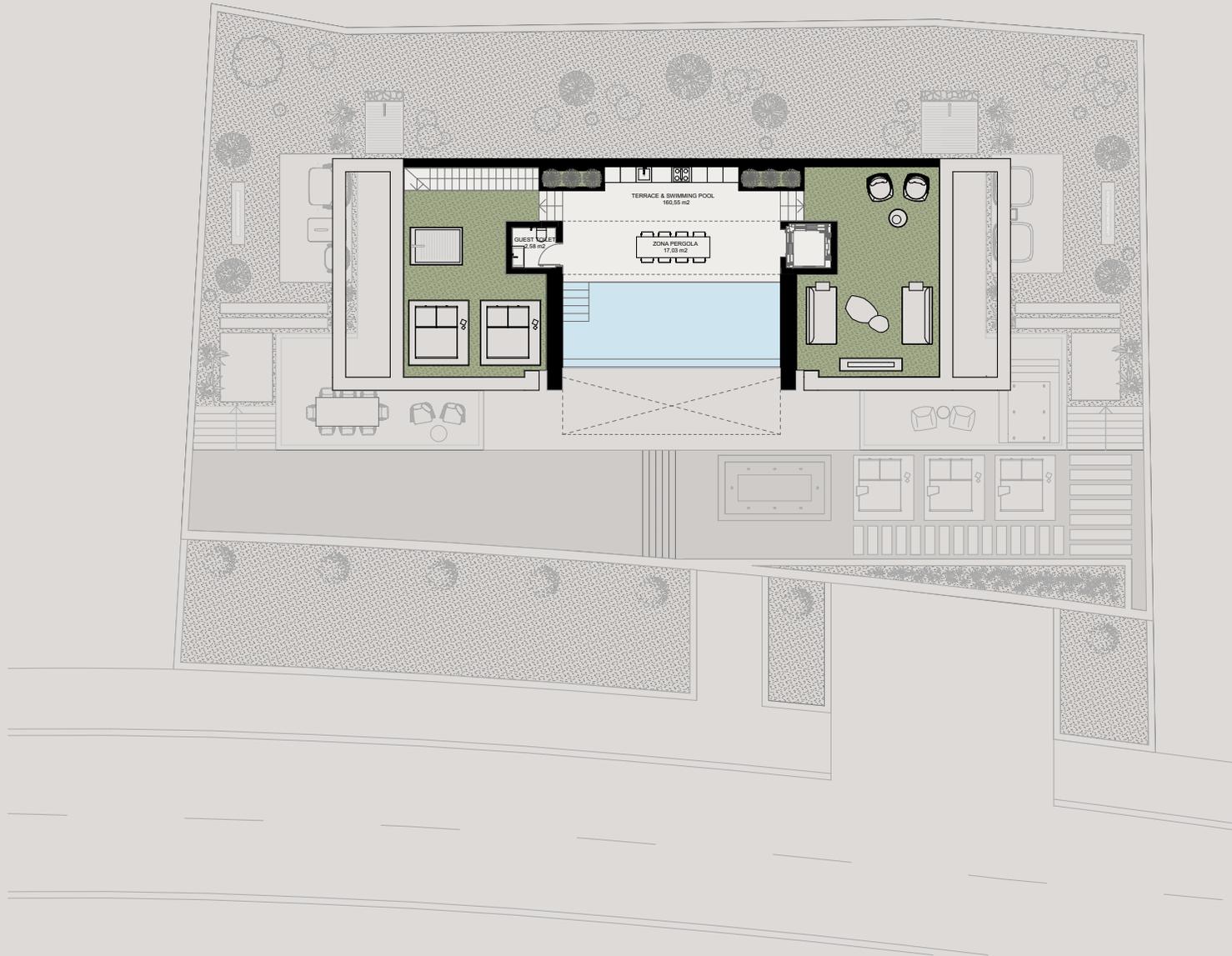
### ABAMA GOLF PLOT 4D-4

Plot Area	953 m2
Rating	urban
Build typology	residencial - city garden
Occupation max	40%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m

Kitchen	38,73 m2
Hall	21,35 m2
Stairs	5,40 m2
Elevator	2,88 m2
Master Bedroom	28,24 m2
Master Bathroom	7,11 m2
<b>TOTAL LIVING AREA</b>	<b>103,71 m2</b>
<b>TOTAL BUILD AREA</b>	<b>123,30 m2</b>
<b>KITCHEN TERRACE</b>	<b>38,20 m2</b>
<b>MASTER BEDROOM TERRACE</b>	<b>38,20 m2</b>

## FIRST FLOOR

# THE ABAMA HILLS



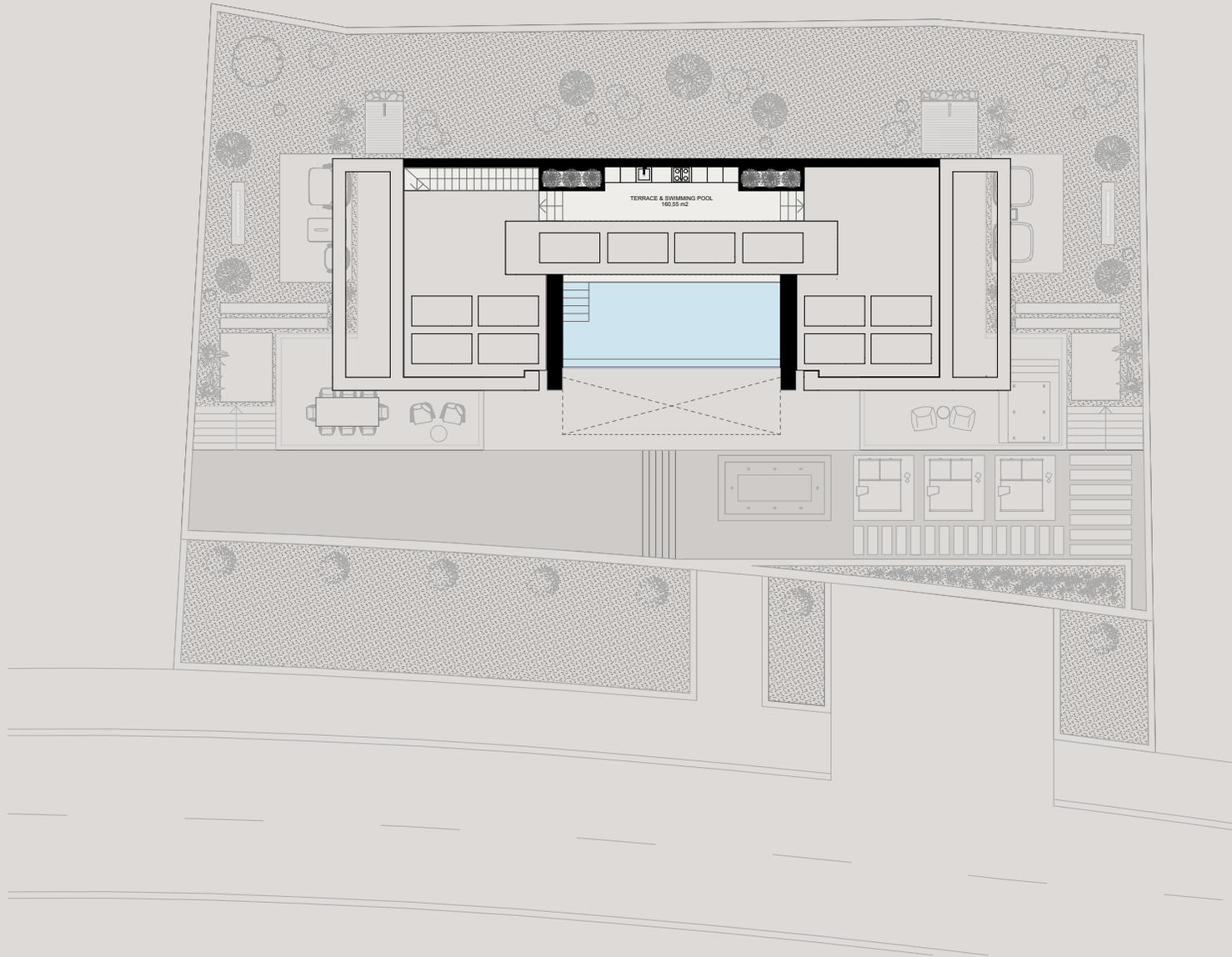
## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

Plot Area	953 m <sup>2</sup>
Rating	urban
Build typology	residencial - city garden
Occupation max	40%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m
Elevator	2,88 m <sup>2</sup>
Guest toilet	2,58 m <sup>2</sup>
<b>TOTAL LIVING AREA</b>	<b>5,46 m<sup>2</sup></b>
<b>TOTAL BUILD AREA</b>	<b>9,94 m<sup>2</sup></b>
<b>ZONA PERGOLA</b>	<b>17,03 m<sup>2</sup></b>
<b>TERRACE &amp; SWIMMING POOL</b>	<b>160,55 m<sup>2</sup></b>

## ROOF TOP FLOOR

# THE ABAMA HILLS



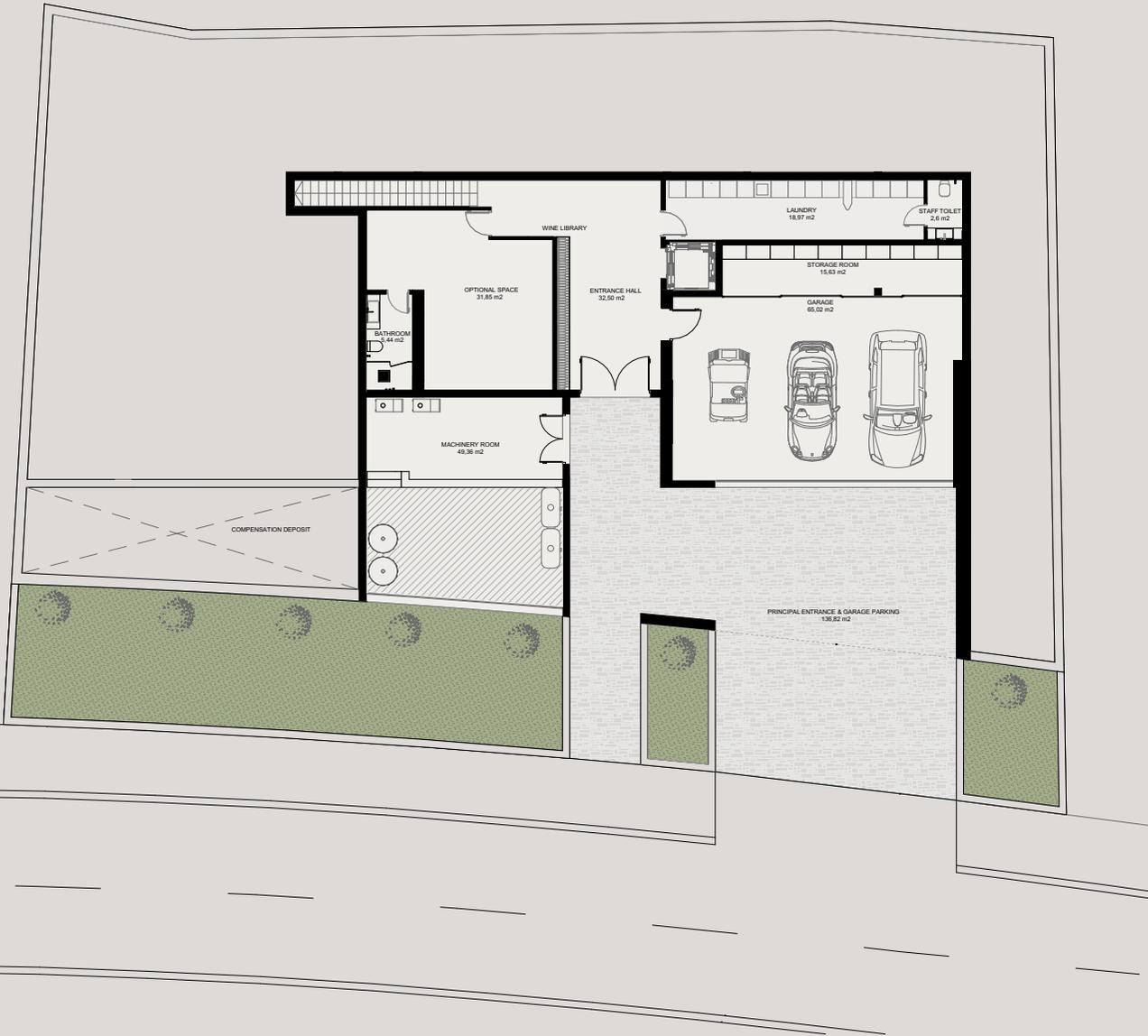
## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

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<b>ZONA PERGOLA</b>	<b>17,03 m<sup>2</sup></b>
<b>TERRACE &amp; SWIMMING POOL</b>	<b>160,55 m<sup>2</sup></b>

## ROOF TOP FLOOR

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

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Build typology	residential - city garden
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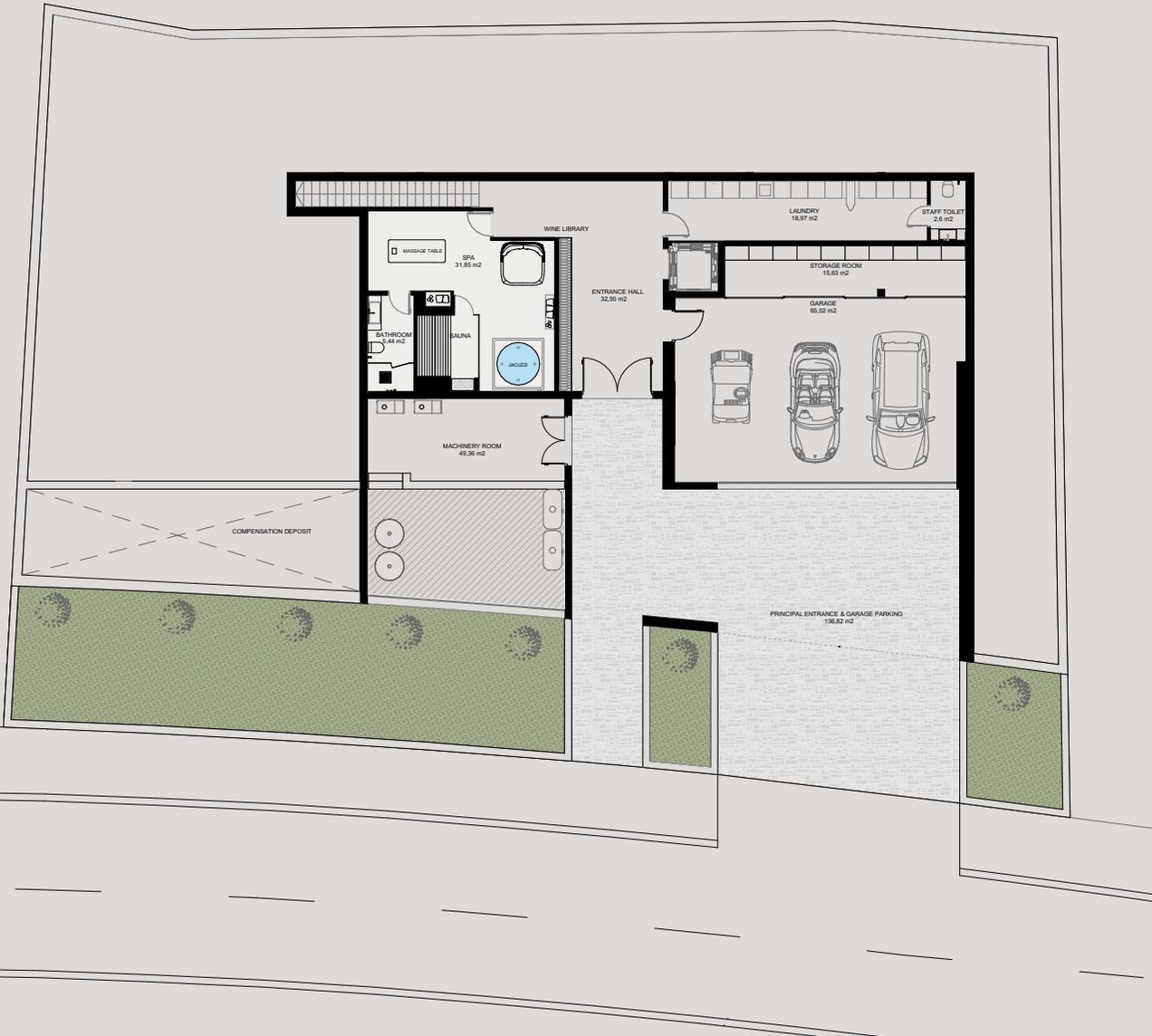
Entrance Hall	32,50 m2
Stairs	5,92 m2
Garage	65,02 m2
Storage room	15,63 m2
Optional space	31,85 m2
Optional space Bathroom	5,44 m2
Laundry	18,97 m2
Staff Toilet	2,6 m2
Elevator	2,88 m2
Machinery Room	49,36 m2
<b>TOTAL LIVING AREA</b>	<b>230,17 m2</b>
<b>TOTAL BUILD AREA</b>	<b>267,04 m2</b>
<b>PRINCIPAL ENTRANCE &amp; GARAGE PARKING</b>	<b>136,82 m2</b>

## BASEMENT FLOOR

# BASEMENT FLOOR OPTIONS

37	SPA
38	Home cinema
39	Gym
40	Office

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

Plot Area	953 m2
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Build typology	residential - city garden
Occupation max	40%
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Minimum road alignment	5 m
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Entrance Hall	32,50 m2
Stairs	5,92 m2
Garage	65,02 m2
Storage room	15,63 m2
Spa	31,85 m2
Spa Bathroom	5,44 m2
Laundry	18,97 m2
Staff Toilet	2,6 m2
Elevator	2,88 m2
Machinery Room	49,36 m2

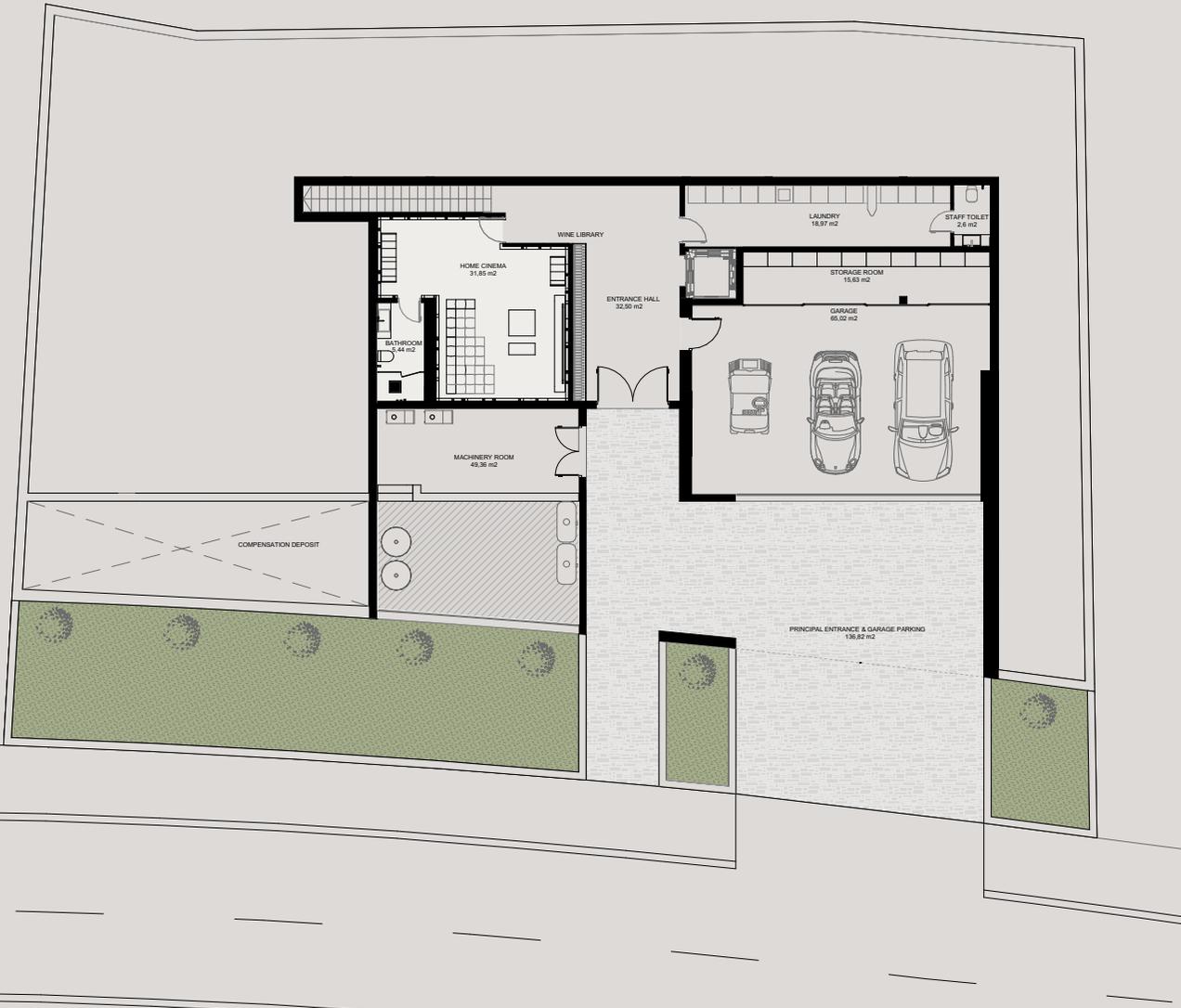
TOTAL LIVING AREA 230,17 m2

**TOTAL BUILD AREA 267,04 m2**

**PRINCIPAL ENTRANCE & GARAGE PARKING 136,82 m2**

BASEMENT FLOOR OPTION 1 SPA

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

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Occupation max	40%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m

Entrance Hall	32,50 m2
Stairs	5,92 m2
Garage	65,02 m2
Storage room	15,63 m2
Home cinema	31,85 m2
Home cinema bathroom	5,44 m2
Laundry	18,97 m2
Staff Toilet	2,6 m2
Elevator	2,88 m2
Machinery Room	49,36 m2

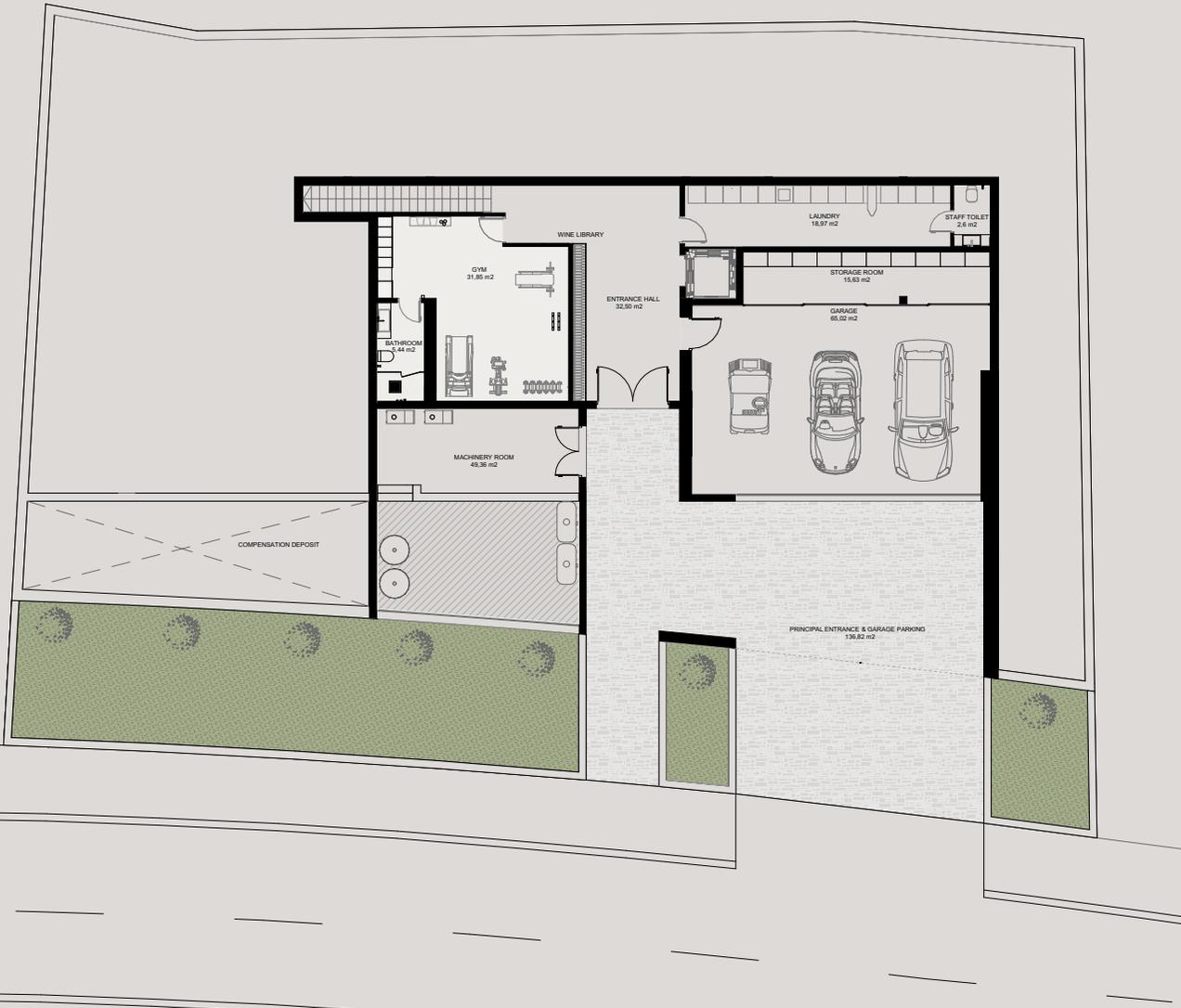
TOTAL LIVING AREA 230,17 m2

TOTAL BUILD AREA 267,04 m2

PRINCIPAL ENTRANCE & GARAGE PARKING 136,82 m2

BASEMENT FLOOR OPTION 2 HOME CINEMA

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

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Entrance Hall	32,50 m2
Stairs	5,92 m2
Garage	65,02 m2
Storage room	15,63 m2
Gym	31,85 m2
Gym Bathroom	5,44 m2
Laundry	18,97 m2
Staff Toilet	2,6 m2
Elevator	2,88 m2
Machinery Room	49,36 m2

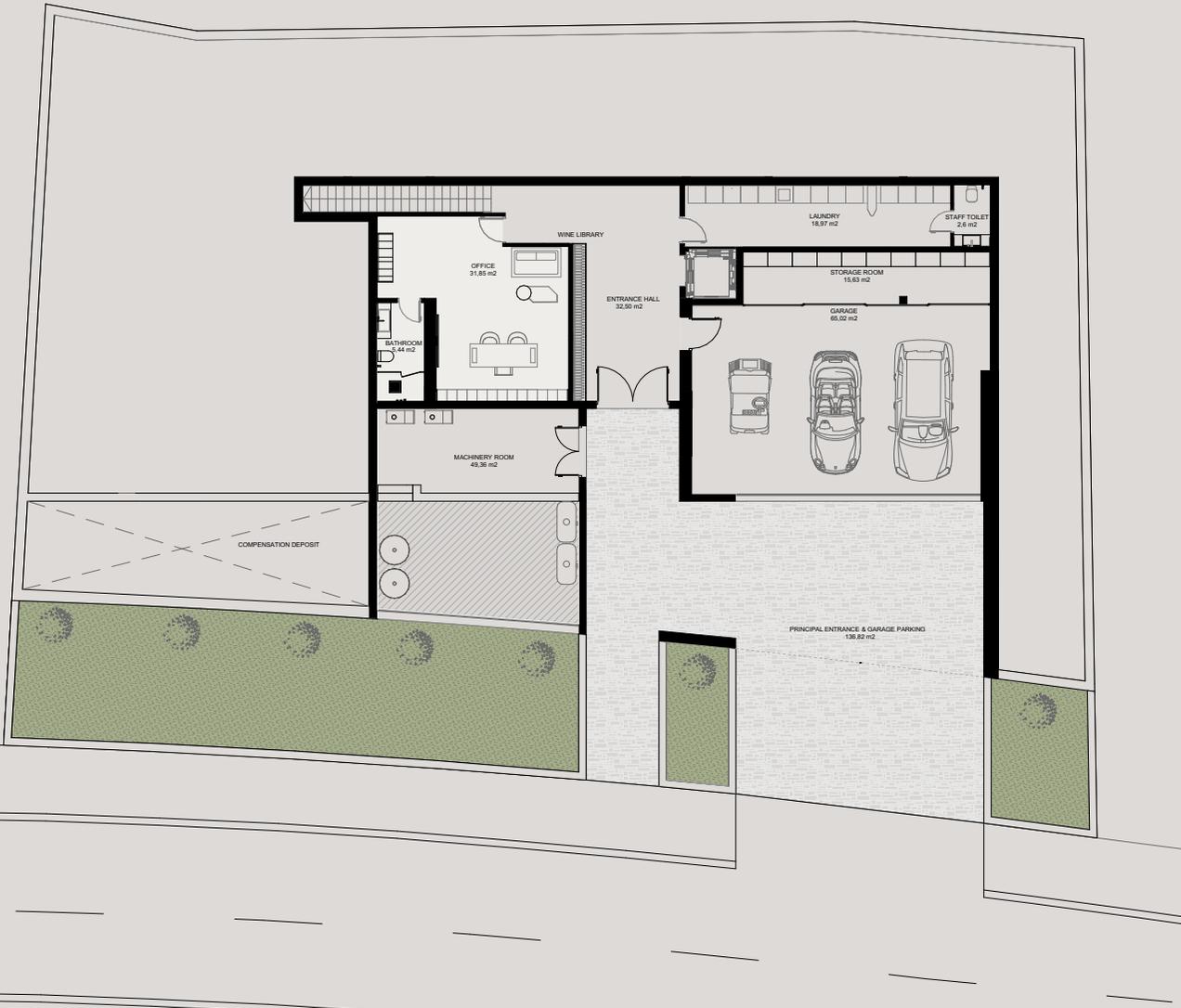
TOTAL LIVING AREA 230,17 m2

TOTAL BUILD AREA 267,04 m2

PRINCIPAL ENTRANCE & GARAGE PARKING 136,82 m2

BASEMENT FLOOR OPTION 3 GYM

# THE ABAMA HILLS



## URBANISTIC PARAMETERS

### ABAMA GOLF PLOT 4D-4

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Build typology	residential - city garden
Occupation max	40%
Max buildability	40%
Max height	2 levels 7,2 m
Minimum road alignment	5 m
Minimum boundary separation	3m

Entrance Hall	32,50 m2
Stairs	5,92 m2
Garage	65,02 m2
Storage room	15,63 m2
Office	31,85 m2
Office Bathroom	5,44 m2
Laundry	18,97 m2
Staff Toilet	2,6 m2
Elevator	2,88 m2
Machinery Room	49,36 m2

TOTAL LIVING AREA 230,17 m2

TOTAL BUILD AREA 267,04 m2

PRINCIPAL ENTRANCE & GARAGE PARKING 136,82 m2

BASEMENT FLOOR OPTION 4 OFFICE

THE ABAMA HILLS