

€1,250,000

Ref: PP173222

This stunning, brand-new, modern detached villa is conveniently inserted in the Albufeira marina, in a small, new urbanisation within walking distance of the beach and amenities. It comprises a basement,...

- Pool
- A/C
- Garden

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



Property Description

This stunning, brand-new, modern detached villa is conveniently inserted in the Albufeira marina, in a small, new urbanisation within walking distance of the beach and amenities. It comprises a basement, ground floor, 1st floor and rooftop terrace, totalling 150 m2 of habitable space (ground and first floors) plus a 68 m2 basement. This villa impresses with exceptional high-quality finishes throughout. It is set on an easy-to-maintain, landscaped plot with a private swimming pool. There is the possibility to park cars inside the property.

The layout:

The basement is large and it comprises the technical room.

The ground floor comprises a fully equipped kitchen with top-quality appliances, an open-plan lounge & dining area, a guest bathroom and an en-suite bedroom.

The 1st floor comprises 2 further en-suite bedrooms, one with a walk-in closet and a terrace.

The rooftop terrace serves partly as a technical area for the solar panels but also, more importantly, it is a great entertaining area where you can enjoy privileged views of the Albufeira marina and it comes with a jacuzzi and a firepit.

Other features include:

- * Video intercom at the entrance of the villa
- * Air conditioning throughout
- * Water underfloor heating system
- * Solar system for hot water* Heat pump to back up the solar system
- * Home automation system with touch control panels

- * Pre-installation of Intrusion alarm with CCTV
- * Double-glazed windows
- * Ceramic tile flooring
- * False ceilings with spotlights
- * Outside Shower
- * Swimming pool with a jet stream
- * Landscaped garden with automatic irrigation system

- * Light spots for ambient lighting

About the location:

The closest beaches are Baleeira, Arrifão, Arrifes and São Rafael

If you like cycling, walking and/ or hiking, then the ‘Reserva Natural Caminho da Baleeira’ trail is absolutely worth exploring

Albufeira Old Town is just around the corner

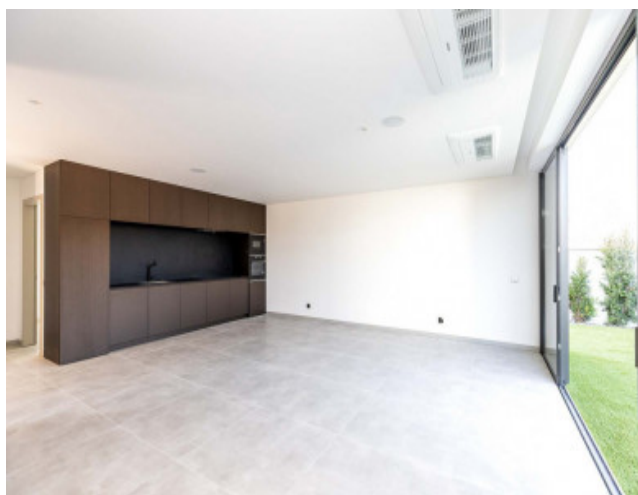
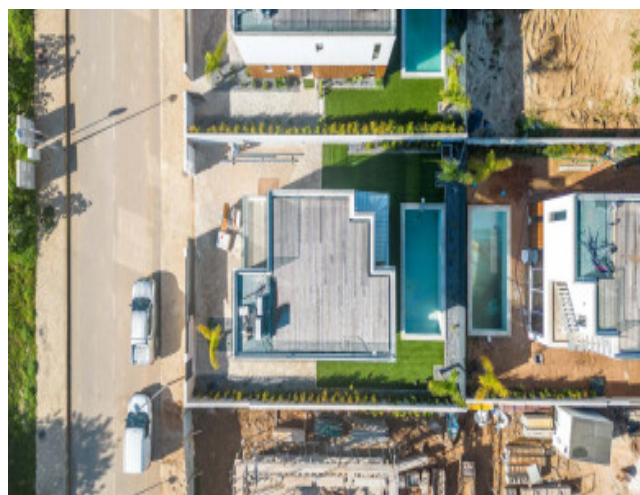
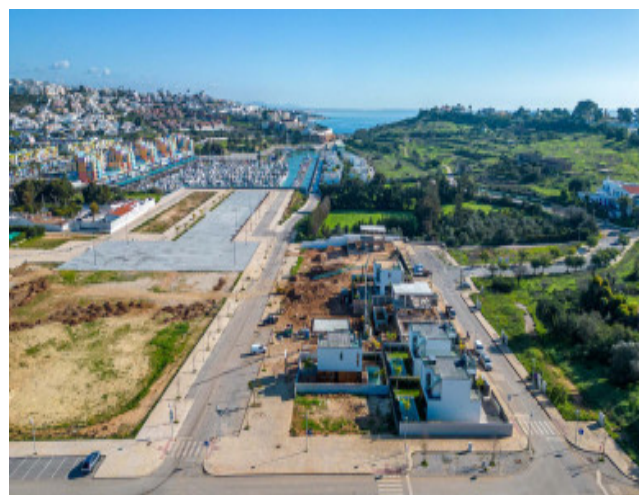
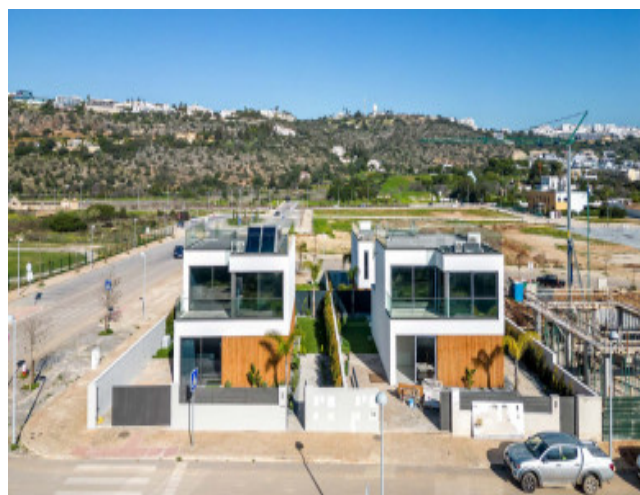
‘Salgados’ Golf course is less than 6 km away

‘Quinta da Saudade’ Equestrian centre is 6 km away

The ‘AlgarveShopping’ centre is 7.6 km away

Faro airport is 45 km away

Gallery



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Additional Details

Attributes

Status Available	Gross Area 150sq m	Year Built 2023
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Property Features

Pool	A/C	Garden
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Site Floorplan