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# Alcantarilha e Pêra 690,000 €

## Ref: SVP2102(A)

Exquisite 4-bedroom villa. Part of a prestigious luxury development near Albufeira, it promises the epitome of modern living. Scheduled for completion by May 2025, the single-story layout boasts spacious bedrooms, including 2 "en suite" options, an open-plan kitchen, inviting living/dining area, garage, and laundry room. Outside, a 28m² pool, terrace, lounge area, carport, and landscaped garden await, all secured by an electric gate. Enjoy year-round comfort with air conditioning, solar panels, and double glazing. Experience the allure of Albufeira's beaches, vibrant nightlife, and rich history, making every moment unforgettable.

230sm | 920sm | 4 | 3 | YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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Nestled within the tranquil embrace of a luxury development comprising only seven exclusive villas, this stunning property is currently undergoing construction, set to unveil its grandeur by May 2025. Located just a mere 15-minute drive from the vibrant heart of Albufeira, it offers a harmonious blend of opulence and convenience. Boasting a single-story layout, this villa encompasses a welcoming hallway, four spacious bedrooms adorned with fitted wardrobes, including two lavish "en suite" bedrooms and a master suite featuring a coveted walk-in closet. Additionally, it features a sleek bathroom, a fully equipped open-plan kitchen, a commodious living/dining area, a convenient laundry room, and a secure garage.

Stepping into the outdoor realm, residents are greeted by a serene oasis designed for relaxation and entertainment. A 28m² shimmering pool beckons for refreshing dips, complemented by a cozy lounge area ideal for basking in the sun's warm embrace. A spacious terrace invites al fresco dining and social gatherings, while a convenient carport offers shelter for vehicles. The property is enveloped by lush landscaping and fully fenced for privacy, with access facilitated by an electric gate.

Embracing modern conveniences, this villa ensures comfort and sustainability with features such as comprehensive air conditioning, solar panels for energy efficiency, and double-glazed doors and windows to enhance insulation. Security and convenience are further optimized with the inclusion of electric gates.

Albufeira, known for its picturesque beaches and vibrant nightlife, captivates visitors with its charming cobblestone streets lined with quaint shops and inviting cafes. Embraced by the azure hues of the Atlantic Ocean, its golden sands offer an idyllic retreat for sun-seekers and water sports enthusiasts alike. Explore the historic old town, where remnants of Moorish architecture mingle with modern amenities, or venture to the marina, a hub of activity offering excursions and boat tours. Indulge in the local cuisine, savoring fresh seafood delicacies at waterfront restaurants, and immerse yourself in the lively atmosphere of bustling squares and bustling nightlife venues. Albufeira's warmth and hospitality make it a sought-after destination for those seeking the perfect blend of relaxation and excitement.

If you are you interested on receiving more information or you wish to book a viewing, we are happy to help you. Let us know which information you need or when you would like to view the property. Viewings are also possible from the comfort of your own home as we offer video viewings too.

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## General details

- Year of construction: 2025
- Type: Detached
- View: Countryside views, Garden view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Septic tank
- Wheelchair accessible

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Kitchen: Fully fitted
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Sliding doors
- Other areas: Storage / utility room
- Lay-out: Ground floor
- Energy certificate: Exempt

## Exterior details

- Pool: Private
- Pool size: 28m2
- Outside area: Private garden, Electric gate
- Parking: Carport, Garage
- View: Countryside views
- Sewerage: Septic tank
- Water: Mains water
- Beach: 15 min. by car
- Golf course: 10 min. walking
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 45KM
- Ownership: Portuguese Lda (On-shore)