DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

# Albufeira e Olhos de Água\Albufeira 436,000 €

## Ref: AGD (C2A)

This 2 bedroom apartment is on 2nd floor of an eco-friendly condo with luxurious apartments, a heated swimming pool, gym, cinema room, co-living space, and an underground car park. Located in a quiet residential neighborhood, just 5 minutes from Albufeira's center and 10 minutes from stunning beaches.

| | | | | |
|---|---|---|---|---|
| 90.65sm | 21.55sm | 2 | 2 | YES |

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
**www.divine-home.pt | info@divine-home.pt**

Welcome to Albufeira Garden, the newest and most exciting private condo in the heart of Albufeira, brought to you by one of Portugal's leading constructors. This stunning new development offers a modern and eco-friendly living experience, with 76 luxurious apartments available in one and two-bedroom configurations.

The building has been designed with energy efficiency in mind, boasting an impressive energy certification that is sure to keep your energy bills low while reducing your environmental impact. The building features large double-glazed windows with thermal breaks that provide ample natural light, while reversible air conditioning equipment and solar thermal panels ensure your home stays comfortable year-round.

But that's not all - The condominium offers an array of fantastic amenities that make it a standout choice for potential buyers. Take a dip in the heated communal swimming pool or relax in the landscaped garden with plants that have been adapted to the Algarve climate. You'll also have access to a gym, cinema room, co-living space and underground car park that includes an outlet for electric cars.

This 2 bedroom unit comes with a fully fitted open-plan kitchen with machines supplied by Bosch and a choicer of carpentry and tiles. The bathrooms also comes fully equipped with Toliet, Bidet shower, and bath. Outside there is a 21m2 balcony with BBQ.

Located in a quiet, new residential neighborhood just 5 minutes from the center of Albufeira and 10 minutes from stunning beaches, this is the perfect location for those looking for a year-round residence or a safe investment opportunity. The building is even located just 150 meters from the Hospital Particular dos Lusíadas, giving you peace of mind knowing that quality healthcare is never far away.

The quality of the construction is unparalleled, with the builders' history of excellence is evident in every detail of the project. With completion set for 2025, now is the time to register your interest and take advantage of our limited launch prices. Don't miss your chance to own a piece of this incredible new development - contact us today to learn more!

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## General details

- Year of construction: 2023
- Type: Attached
- View: City view
- Pool: Communal pool
- Parking: Garage, Street parking, Private parking space
- Outside area: Communal garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (induction), Fridge / freezer, Silestone worktop
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Electric shutters, Internet/Wifi, Sliding doors, Fibre optics, Elevator, Satellite TV
- Other areas: Fitness room
- Lay-out: Ground floor, First floor, Second floor, Basement
- Energy certificate: B

## Exterior details

- Pool: Communal, Heated
- Outside area: Communal garden, Automatic irrigation
- Parking: Garage for multiple cars
- View: City view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 15 min. walking
- Golf course: 10 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 40KM
- Ownership: Private ownership (On-shore)