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São Brás de Alportel

Ref: SVP1944

This alluring villa is a bright and spacious property perched above the vibrant town of Sao Bras de Alportel, boasting 4 bedrooms, 3 bathrooms, an office/5th bedroom, huge basement garage and extensive gardens with a centrepiece 9m x 4.5m salt-water pool. Indoor & outdoor living comfortably merge with a wrap-around terrace to dine, relax and entertain on, overlooking the gorgeous feature pool. The property offers the proximity and convenience to all the amenities of Sao Bras whilst enjoying a tranquil position overlooking the town towards the distant ocean. A fabulous permanent home, holiday or rental property investment.

499.8sm | **1893sm** | **4** | **3** | **YES**

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Welcome to this contemporary gem of a villa in the coveted Campina area of Sao Bras de Alportel. This fully furnished and equipped villa spans 3 floors and boasts 4 bedrooms, 3 bathrooms, and a wealth of modern amenities. The architectural design features light-filled, open spaces that exude an airy ambiance. Generously proportioned bedrooms open out onto the wrap-around terrace and offer views of the feature 9m x 4.5m salt water swimming pool and low-maintenance gardens.

The villa's aesthetic appeal is evident from the moment you approach its elegant facade. Pass through the private gated access to the front of the house, or drive through the electric gates to the huge 4-car basement garage - a car enthusiast's dream - the property offers plenty of space and curated convenience. A highlight of the exterior is the expansive salt-water swimming pool that invites you to unwind, swim or soak up the sun on warm Algarve days. The surrounding gardens are low maintenance and feature a variety of plants and fruit trees to enhance and complement the outdoor living area.

As you step inside the villa, a staircase leads down to the main floor boasting a spacious and light-filled open-concept living area. The contemporary design seamlessly integrates the living room, dining area, and a gourmet kitchen with top-of-the-line appliances and sleek cabinetry. The expansive windows and sliding doors open out to the terrace and allow ample natural light to flood in, illuminating the interiors and creating a seamless connection between indoor and outdoor living. Here on this level you also benefit from a bedroom, office/ bedroom, bathroom to one side and the kitchen leads to a fully-equipped utility room adjacent to a pantry on the other side.

Venture upstairs, where you'll find generously-sized bedrooms, each exuding comfort and tranquility. The master suite is a sanctuary of its own, complete with a private en-suite bathroom and a private balcony offering panoramic views of the picturesque surroundings. The additional bedrooms are equally well-appointed and share access to modern bathrooms designed with elegant fixtures and finishes. And, on the top floor of the house, a roof terrace serves up wonderful views over Sao Bras to the coastal foothills and a peek to the Atlantic ocean beyond.

Step downstairs and the basement of the villa reveals an impressive feature—a spacious garage capable of accommodating multiple vehicles, providing secure storage and convenience for the avid car enthusiast. This space could also be repurposed into a home gym, entertainment area, or additional storage based on your preference. A private driveway with electric gate provides access to the garage.

The villa boasts a host of additional features that enhance its allure, including air conditioning throughout, ensuring comfort year-round. High-speed internet connectivity, smart home technology are seamlessly integrated to provide modern convenience.

In summary, this contemporary villa in the Campina area of Sao Bras de Alportel offers an unparalleled living experience. From its luxurious interior spaces to the expansive outdoor amenities, every detail has been carefully curated to provide a harmonious blend of comfort, style, and functionality. Whether you're entertaining guests, enjoying quality time with family, or simply basking in the serenity of your surroundings, this villa is the epitome of modern luxury in a tranquil yet convenient setting.

And don't forget the location: situated just minutes from Sao Bras de Alportel's vibrant town center, residents can indulge in the culinary delights of local restaurants, engage in shopping excursions, and easily access essential amenities. Immerse yourself in a lifestyle where contemporary elegance meets everyday convenience. Book your visit today!

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General details

- Year of construction: 2012
- Type: Detached
- View: Sea views, Mountain views, City view, Pool view
- Pool: Private pool
- Parking: Garage, Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Solar Panels
- Insulation: Double glazing
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Sliding doors, Fibre optics
- Other areas: Pantry, Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: B

Exterior details

- Pool: Salt, Cover, Pool shower
- Pool size: 9m x 4.5m
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage for multiple cars, Garage
- View: Seaview, Countryside views, City view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 30 min. by car
- Golf course: 30 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)