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Albufeira e Olhos de Água 2,200,000 €

Ref: SVP2146

This 4 bedroom villa has private garden, swimming pool and a large garage with space for 4 cars and a cinema room. Spacious rooms, a grand staircase, stylish furniture and open-plan living make this a must see property!

275sm	1000sm	4	4	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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Beautifullly designed 4 bedroom villa with a pool and sea views. Large garage in the basement suitable for 4 cars. Villa has been beautifully well-kept and stylishly designed with the open plan and high-end materials used. Located 5 minutes walk to the Albufeira maria and 15 minutes from the Old town Albufeira and near to several award winning beaches of São Rafael, Arrifes, and Praia da Coelha.

This property suits both people who are looking for an ´lock-up and go´ holiday home and people who are looking for a convenient home for permanent living.
The property is spacious and slightly elevated. With a build size of 466 sqm on a good size plot of 1,000 sqm. With a well-designed terraced decking area with outside wooden dinning area overlooking garden and swimming pool.

GROUND FLOOR
The well design property with hallway gives access to the living room, kitchen, en-suite bedroom, office room (4th bedroom) on the ground floor and a guest toilet.
Grand staircase with light sensors to first floor and basement with light sensors. Natural daylight throughout the house gives that stylish feeling.

The spacious and bright living room features large sliding doors with access to the terrace and pool area. A custom-made kitchen with a pantry provides plenty of storage and kitchen has a wonderful flow to the dining and living room with the open plan aspect. Living room boosts some stylish furniture items, which fill the room perfectly along with fireplace. Airconditioning in the villa that can also be used for heating in winter or cooling in summer.

The ground floor also features one big bedroom with ensuite bathroom and walk in wardrobe. The office room is to a good size with build in wardrobes.

FIRST FLOOR
The first floor offers 2 spacious en-suite bedrooms. The same quality and features are used upstairs; large built-in wardrobes, same quality floor and doors. Both bedrooms give you the possibility to wake up to enjoy the views and to step onto your private terrace. The bathrooms with the marble tiles and black accessoiries really giving you the sense of being in a spa.

BASEMENT - CINEMA & GARAGE
Park your vehicles with space for 4 cars with pride in the spacious garage equipped with electricity and water connections. There is a cinema / games room gives the versatile space ensuring convenience and functionality, offering a seamless blend of practicality and style. The washing machine + tumble dryer are also placed in this additional bathroom.

PATIO GARDEN
Private irrigated garden, large pool and decking with wonderful views. Outer wooden pergola is ideal for alfresco dining. living room and kitchen have a direct accesses to the garden. A very nice outside areas with irrigation and wonderful views.

LOCATION
Located 5 minutes walk to the Harbor of Albufeira Marina, here you find a great selection of shops, restaurants, bars and leisure options such at 10-pin bowling and electric go-carting. Beaches and the Old town of Albufeira are also only a short walking distance away. Golf courses are in easy reach; with a 10 minute drive you can reach two different golf courses and within 20 minutes you find a large variety of golf courses in Vilamoura or Carvoeiro.

Contact us now to schedule a private viewing. We are looking forward to meeting you.

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General details

- Year of construction: 2012
- Type: Detached
- View: Sea views, Marina view
- Pool: Private pool
- Parking: Garage, Street parking
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Furnished
- Wheelchair accessible

Interior details

- Heating : Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath
- Bedroom(s): Access to terrace
- Extras: Pre-installation air conditioning
- Basement
- Energy certificate: A

Exterior details

- Garden
- Pool: Private
- Pool size: large
- Outside area: Private garden, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Garage
- View: Seaview
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 15 min. walking
- Golf course: 5 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Airport: 25KM
- Ownership: Private ownership (On-shore)