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Albufeira e Olhos de Água\Albufeira

Ref: SVP2123A

The villa is located on a very well-maintained and secure resort, Clube Albufeira. There is a heated swimming pool, solar panels and underfloor heating and cooling throughout the house, making this property particularly suitable for year-round living. There are 2 bedrooms ensuite and 3 additional rooms in the basement.

289sm	931sm	5	4	YES

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

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This well-maintained villa is located on the popular resort Clube Albufeira, with a nice mix of permanent residents and temporary guests. On site you will find several restaurants and a mini market. The resort is a stone's throw from Albufeira's Old Town and Praia dos Pescadores.

Through the front door, you are welcomed into a large, bright entrance hall. Adjacent to the entrance is a fully equipped kitchen with cooking island. The living room and dining room, with a beautiful double-sided fireplace, offer direct access to the covered south-facing terrace.

Upstairs you will find two bedrooms, each with its own ensuite bathroom. Both bedrooms have a walk-in shower, the master bedroom also a bathtub, built-in wardrobes and air conditioning. Both give access to a private terrace, on one of which preparations have been made to install a jacuzzi.

The basement contains a spacious playroom, laundry room and storage space. Three generous bedrooms, all equipped with air conditioning and built-in wardrobes, share a large bathroom with a double shower and double sink.

The maintenance-free garden with outdoor kitchen is south-facing, has a lovely covered terrace and several terraces where you can enjoy the Algarvian sun by the pool. Both summer and winter you can enjoy the heated pool.

Details:
- Heat pump heated pool
- Solar panels
- Automatic irrigation system
- Underfloor heating and cooling throughout the property
- Air conditioning
- Security through an alarm system
- Individual WiFi in every room

This luxurious villa is suitable for both permanent residence and holiday home, for yourself or to generate rental income.

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General details

- Communal parking
- Year of construction: 2012
- Type: Detached
- View: Countryside views, Pool view, Village view, Urbanization view, Garden view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage
- Furnished
- Wheelchair accessible

Interior details

- Heating : Under floor heating (heat pump), Fireplace (log burner) , Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels , Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted , Oven, Extractor fan, Dish washer, Hob (induction), Fridge / freezer, Access to terrace
- Bathroom(s): Bath, Shower, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Electric shutters, Internet/Wifi, Alarm, Sliding doors, Mosquito nets, Pre-installation surround sound system
- Other areas: Games room, Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement, Attic (storage)
- Energy certificate: A

Exterior details

- Garden
- Pool: Salt, Heated, Private
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- Beach: 5 min. by car
- Supermarket: 15 min. walking
- Health centre: 5 min. by car
- Ownership: Private ownership (On-shore)