DIVINEHOME®

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Albufeira e Olhos de Água — 650,000 €

Ref: SAP2580

Top-floor 101sqm apartment in the prestigious Pine Cliffs Resort. This spacious apartment features a living area, kitchen, and bedroom, with both main rooms opening onto a private terrace with a BBQ. Enjoy world-class amenities and direct access to the award-winning Falésia Beach. A rare opportunity to modernize and add value in a world-class luxury destination.

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

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Located on the top floor, the property offers a sense of privacy and elevation that is hard to find. The current layout is spacious but awaits a modern touch to bring it up to contemporary standards.

The 101 sqm area includes a separate living/dining room, a functional kitchen, a full bathroom, and a large bedroom. The "bones" of the apartment allow for a complete aesthetic overhaul—from flooring and cabinetry to a modern bathroom redesign—allowing the new owner to move away from the original decor.
The standout feature is the terrace with a built-in BBQ. Uniquely accessible from both the bedroom and the living room, this outdoor space is the apartment's greatest asset, offering the perfect footprint for a high-end lounge and dining area.

Pine Cliffs Resort: A World-Class Destination
Living in Pine Cliffs is not just about the property; it is about the lifestyle of one of Europe's most prestigious, award-winning luxury resorts. Set across 72 hectares of manicured gardens and pine forests, owners have access to:
- Wellness & Sport: The internationally acclaimed Serenity Spa, a state-of-the-art fitness center, the Annabel Croft Tennis Academy, a stunning 9-hole clifftop golf course, gym and multple pools.
- Culinary Excellence: Over 12 restaurants and bars, ranging from the fresh seafood of O Pescador to the innovative Japanese cuisine at Yakuza.
- Family & Leisure: The Porto Pirata children's village and multiple swimming pools (indoor and outdoor) scattered throughout the lush grounds.
- Beach and sun: The exclusive Beach Club, providing sun loungers, umbrellas, and waterfront dining exclusively for resort guests and owners.

The Location: Falésia Beach
Directly accessible from the resort via a scenic wooden walkway and a private panoramic lift, Falésia Beach is consistently ranked among the best in the world (voted #1 Best Beach in the World by TripAdvisor's Travelers' Choice 2024).
Characterized by its striking red-orange sandstone cliffs and 6km of golden sands.
Crystal-clear waters perfect for water sports or a peaceful swim.

This is a rare "fixer-upper" opportunity within a luxury enclave. By modernizing the 101 sqm interior, a buyer can transform this original-condition unit into a high-yield rental or a sophisticated personal residence in the heart of Pine Cliffs.

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General details

- Year of construction: 1990
- View: Countryside views, Urbanization view
- Pool: Communal pool
- Parking: Street parking
- Outside area: Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

Interior details

- Heating : Airconditioning (heating + cooling)
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Oven, Washing machine, Dish washer, Hob (gas)
- Bathroom(s): Bath, Bidet, Toilet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Floor: 3
- Energy certificate: E

Exterior details

- Pool: Communal
- Outside area: Terrace / balcony
- Parking: Street parking
- View: Countryside views, Urbanization view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. walking
- Golf course: On the golfcourse
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 35KM
- Ownership: Private ownership (On-shore)
- Sun orientation: North