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Albufeira e Olhos de Água 425,000 €

Ref: SV2667

Just 300 metres from Peneco Beach, this renovated two-bedroom villa offers easy single-level living in the heart of Albufeira. Behind its traditional exterior is a bright contemporary interior, complemented by a private south-facing patio, creating an appealing home for holidays, year-round living or investment.

81sm	98sm	2	1	NO

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

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Introduction

If being able to leave the car behind and walk to the beach, restaurants and Albufeira Old Town is high on your list, this two-bedroom villa is particularly well positioned. Just 300 metres from Peneco Beach, the property combines a traditional Algarve exterior with a fresh, contemporary interior following renovation in 2025. Everything is arranged across one level, making the 81 m² layout straightforward and easy to maintain. Its central location places the cafés, restaurants, shops and atmosphere of the historic centre within walking distance, while still providing private outdoor space at home.

Interior

Step inside and the traditional exterior gives way to a much brighter and more contemporary feel. The main living space is open plan, bringing the lounge and kitchen together to create a sociable central area for relaxing, cooking and dining.

Natural light plays an important part in the interior, with large glazed doors opening directly from the living area onto the patio. This connection to the outside gives the property a greater sense of space and provides an easy flow for everyday Algarve living.

There are two bedrooms, including one positioned alongside the patio, together with a modern bathroom. With the accommodation entirely on one floor, the layout works equally well for shorter stays or comfortable year-round use.

Additional Comforts & Technical Details

Renovated in 2025, the villa benefits from double-glazed windows and pre-installation for air conditioning. The property is connected to mains electricity, water and sewage, while its south-facing orientation helps maximise the Algarve sunshine.

With a built area of approximately 81 m² on a 98 m² plot, this is a manageable, low-maintenance property that places greater emphasis on location and ease of ownership.

Outside Area

The private internal patio is one of the property's strongest features and provides valuable outdoor space despite the central Old Town setting. Accessed directly from the main living area, there is room to create separate areas for outdoor dining and relaxed seating.

Its south-facing orientation makes it particularly appealing for spending time outside, while an outdoor shower is a useful addition after returning from the beach. With Peneco Beach approximately 300 metres away, the patio provides a private place to unwind while still being right in the centre of Albufeira.

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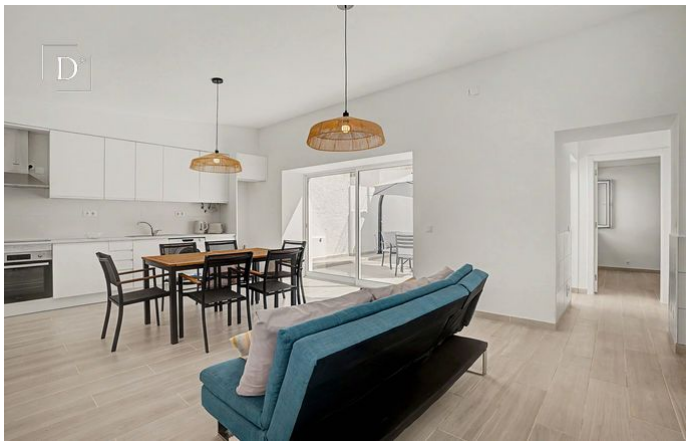

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General details

- Year of construction: Pre 1951
- Type: Attached
- Parking: Street parking
- Outside area: Private garden
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted , Access to garden
- Bathroom(s): Shower, Toilet
- Bedroom(s): Built-in wardrobes
- Extras: Sliding doors, Pre-installation air conditioning
- Energy certificate: D

Exterior details

- Garden
- Outside area: Private garden
- Parking: Street parking
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 5 min. walking
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 15 min. by car
- Airport: 40KM
- Ownership: Off-shore
- Sun orientation: South