DIVINEHOME®

Imobiliária | Real Estate

Albufeira e Olhos de Água 349,000 €

Ref: SAP2666A

Spacious 2-bedroom top-floor apartment in Montechoro, Albufeira, featuring approximately 120m², three balconies and a stunning private rooftop with 360º panoramic views over the sea, city and Algarve countryside. Bright, recently updated and conveniently located close to shops, schools, services and just 7 minutes by car from the beach. An excellent choice for permanent living, a holiday home or investment.

120sm	0sm	2	2	YES

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

www.divine-home.pt | info@divine-home.pt

DIVINEHOME®

Imobiliária | Real Estate

Imagine ending the day on your own private rooftop, enjoying the Algarve sunset with panoramic views stretching across the sea, Albufeira and the surrounding hills.

Located on the top floor in the popular area of Montechoro, this spacious 2-bedroom apartment offers approximately 120m² of living space, excellent natural light and generous indoor and outdoor areas. Its standout feature is undoubtedly the exclusive private rooftop terrace with spectacular 360º panoramic views – a rare outdoor space with plenty of potential to create your own private Algarve retreat.

With a South/North orientation, the apartment benefits from natural light throughout the day and is presented in excellent condition, having undergone several recent improvements.

THE APARTMENT
The bright and spacious living room opens onto a generous south-facing balcony, creating a pleasant connection between the indoor and outdoor living spaces. The living room is also equipped with air conditioning, with the possibility of easily extending the system to the bedrooms.

The property offers two comfortable bedrooms with fitted wardrobes, providing excellent storage, while additional independent storage space makes the apartment particularly practical for permanent living.

There are two fully renovated bathrooms, and the entire apartment was freshly painted in June.

The kitchen benefits from its own balcony, while one of the bedrooms also has access to an additional private balcony – giving the property a total of three balconies in addition to the rooftop terrace.

New double-glazed windows were installed earlier this year, and the exterior of the building is finished with thermal insulation (ETICS/capoto), helping to provide excellent thermal comfort and protection against humidity.

YOUR OWN PRIVATE ROOFTOP
The true highlight of this property is the private rooftop terrace.
With impressive 360º views over the Atlantic Ocean, Albufeira and the Algarve countryside, this is an exceptional space for outdoor dining, sunbathing, entertaining friends and family or simply relaxing while watching the sunset.

The rooftop also includes a closed storage area, adding further practicality to this unique outdoor space.

THE BUILDING
The apartment is situated on the second and top floor of a well-maintained building without a lift.
An additional advantage is that there are currently no regular condominium fees, while the building itself is well organised and cared for.

There is also the possibility of using the urbanisation's communal swimming pool, subject to agreement with the pool management and payment of a seasonal fee.

CONVENIENT LOCATION IN ALBUFEIRA
The property enjoys a central and practical location, with everyday amenities within easy reach:

Bus stop and cafés approximately 100 metres away
Primary school, supermarket and petrol station approximately 400 metres away
Beaches approximately 7 minutes away by car
Easy access to Albufeira's shops, restaurants, services and leisure facilities

IDEAL AS A PERMANTENT HOME OR INVESTMENT
Thanks to its generous proportions, outdoor spaces and proximity to schools and essential services, this apartment is particularly well suited as a comfortable permanent or family home in the Algarve.

At the same time, its location in an area with strong demand and existing holiday accommodation makes it an interesting option for buyers looking for an investment property in Albufeira, subject to the applicable licensing and local regulations.

DIVINEHOME®

Imobiliária | Real Estate

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

www.divine-home.pt | info@divine-home.pt

DIVINEHOME®

Imobiliária | Real Estate

General details

- Year of construction: 1987
- View: Sea views, Countryside views, Mountain views, City view, Urbanization view
- Pool: Communal pool
- Parking: Street parking
- Outside area: Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Extractor fan, Washing machine, Dish washer, Fridge / freezer
- Bathroom(s): Shower
- Bedroom(s): Access to terrace
- Extras: Fibre optics
- Other areas: Pantry
- Floor: 2nd
- Energy certificate: E

Exterior details

- Pool: Communal
- Outside area: Communal garden
- Parking: Street parking
- View: Seaview, Countryside views, City view
- Sewerage: Mains drainage
- Water: Borehole, Mains water
- Beach: 10 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 50KM
- Ownership: Off-shore
- Sun orientation: South