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# Albufeira e Olhos de Água — 725,000 €

## Ref: SVP2699

Corner 3-bedroom villa in a gated community in Olhos de Água, with an 80 m² living room, winter garden, en-suite bedroom, private gym and south-facing balcony. Multi-level garden with pergola, wooden pavilion and barbecue, wood-burning fireplace, central pellet heating, solar panels and communal saltwater pool. Covered parking for a motorhome.

| | | | | |
|---|---|---|---|---|
| 180sm | 120sm | 3 | 3 | YES |

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

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Divine Home proudly presents this semi-detached corner 3-bedroom villa in Olhos de Água, in the municipality of Albufeira, set within a private, gated and beautifully maintained community. In good condition, it offers spacious, light-filled rooms, excellent sun exposure, privacy and thoughtfully designed outdoor spaces, with restaurants, cafés and shops a short distance away.
The villa features a generous living area, a winter garden to enjoy the outdoors all year round, a private equipped gym and an above-average level of amenities. An excellent choice as a permanent home, holiday home or investment.
Layout
-Ground floor
Living and dining room: spacious and very bright, approximately 80 m², with a wood-burning fireplace with heat recovery unit, central pellet heating and direct access to the garden.
Winter garden: enclosed and glazed, approximately 16 m², adjoining the living room.
Kitchen: spacious, with good natural light and garden views, next to a covered dining area.
Guest WC: large, with the option of installing a shower.
Gym: a bright room with large glazed surfaces and mirrors, equipped with a Power Plate, elliptical trainer, weight bench and multi-function equipment.
-First floor
En-suite bedroom: with private shower room.
Two bedrooms: served by a spacious full bathroom with bathtub.
Balcony: large and south-facing, accessible from the bedrooms.
-Outdoors
Multi-level landscaped garden with secluded seating areas.
Lounge area under a pergola.
Terrace with dining area.
Covered grill area with a custom-built charcoal barbecue.
Covered storage for firewood and pellets.
Enclosed courtyard with electric gate and large covered parking, with space for a motorhome of approximately 9 x 3 m and a car.
-Community
Communal saltwater swimming pool, approximately 10 x 6 m, surrounded by gardens.
Comfort and efficiency
-Air conditioning in every room.
- Central pellet heating, sized for approximately 240 m3.
- 1,500 Wp photovoltaic solar panels.
- Wi-Fi throughout the outdoor area.
- Monitored alarm system with app control, motion detectors (two with cameras) and 12 window sensors.
- A selection of high-quality audiovisual equipment may be included in the sale; the furniture is included.
-Location
Located in a residential area near Olhos de Água, the villa has restaurants, cafés, supermarkets and shops a short distance away. The beaches of Olhos de Água, Maria Luísa and Falésia are nearby, and Albufeira town centre and Vilamoura are easily accessible.
A spacious and welcoming home, with rare and exceptionally well-equipped outdoor spaces, in one of the most sought-after locations on the Albufeira coast.
Contact the Divine Home team for more information or to arrange your private viewing.

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## General details

- Year of construction: 1997
- Type: Attached
- View: Countryside views
- Pool: Communal pool
- Parking: Private parking space
- Outside area: Communal garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

## Interior details

- Heating : Fireplace (log burner) , Airconditioning (heating + cooling) , Central heating, Pellet burner
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Dish washer, Fridge / freezer, Access to garden, Granite worktop
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Surround sound system, Alarm, Sliding doors, Mosquito nets, Fibre optics, Satellite TV , Photovoltaic panels
- Other areas: Fitness room, Pantry, Storage / utility room, Annex
- Lay-out: Ground floor, First floor
- Energy certificate: B-

## Exterior details

- Garden
- Pool: Communal, Salt, Pool shower
- Pool size: 10x6
- Outside area: Private garden, Communal garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Carport
- View: Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Other areas: Annex(es)
- Beach: 5 min. by car
- Golf course: 10 min. by car
- Supermarket: 10 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 40KM
- Ownership: Private ownership (On-shore)
- Sun orientation: South