DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Carvoeiro

Ref: SVP1325-B

Luxury villas in a brand new gated garden community in Carvoeiro. Located just a few minutes' drive from Carvoeiro town centre within walking distance of beaches and restaurants. Already 90% is sold. The construction is finished. Handover already started. Only one 3 bedroom semi detached villa available!!

150sm	0sm	3	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

Luxury 3 bedroom villas in a brand new gated garden community in Carvoeiro. Currently 90% is sold. The construction is finished. Handover already possible!.

AVAILABILITY
From a total of 16 villas 90% is sold. In below overview you can see exactly which villas are available for sale.
We have one 3 bedroom villa , and one 5 bedroom villa and a studio still for sale.

Villa 12- 3 bedroom semi detached villa up side down type

Villa 17- 5 bedroom villa

Apartment 18 - Studio apartment

The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs.

Theres is a communal pool and each villa has a built area of 150 m² and is set in a total of 17.395 m². Each property has a private outdoor space. The upkeep of the communal gardens and swimming pool is shared between all owners. Private gardens vary from 100 to 400 m².

PROPERTY FEATURES
• High grade marble floor-tiles both inside and outside
• Electrical underfloor heating
• Double glazed windows and doors
• Solar powered hot water production
• Bathrooms with walk-in shower
• Quality appliances throughout
• Daikin air conditioning
• Premium SANTOS kitchens & Silestone kitchen tops

ABOUT THE RESORT
The villas have been especially designed to ensure comfortable year-round and winter living. Great care has been taken with the use of fully
insulated foundations, positioning the floors a full half metre above ground level. The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs. Upkeep of the communal
gardens and heated swimming pool is shared between all owners.

FACILITIES & SERVICES
Gated resort with 24-hour reception
Landscaped gardens
Putting green and playground
Parking& Storage
Hotel & rental managementservices
Maintenance & repairs
2 condominium pools
Other on-demand services
Security

RENTALS
Each owner can choose freely whether or not to make their property available for touristic exploration during the times when they do not use it themselves. We have prepared 2 options which owners can choose from;

1. No touristic exploration:

1. No touristic exploration;

General details

- Year of construction: 2023
- Type: Detached
- View: Sea views
- Pool: Communal pool
- Outside area: Communal garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Central heating (electric), Under floor heating (electric)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Lay-out: Ground floor, First floor
- Energy certificate: B

Exterior details

- Pool: Communal, Heated
- Outside area: Communal garden, Fenced/walled terrain, Terrace / balcony
- Parking: Private parking space
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 45KM
- Ownership: Portuguese Lda (On-shore)