DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

# Carvoeiro 1,500,000 €

## Ref: SVP1325-C

There is one 5 bedroom villa (Villa 17) with a construction area of 297m2 and a terrace and veranda area of 135m2. Private garden and large living area. The construction is finished.  Handover direct possible!

297sm | 0sm | 5 | 5 | YES

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Luxury 5 bedroom villa  in a brand new gated garden community in Carvoeiro. Currently 90% is sold. The construction is finished.

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

Villa 17- 5 bedroom villa with private pool

This villa  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.

This 5 bedroom villa (Villa 17) with plunge pool and with a construction area of 297m2 and a terrace and veranda area of 135m2. Private garden and large living area, Natural Galala Classic Marble floors ,Daikin Airconditioning,Underfloor heating.

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;
2. Rental scheme

FINISHINGS & FURNITURE
The furniture packs are compulsory purchases with any property, as the production order can no longer be cancelled. The fu

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## General details

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

## 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, Heating, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters
- Other areas: Storage / utility room
- Basement
- Energy certificate: B

## Exterior details

- Pool: Communal, Heated
- Outside area: Private garden, Communal garden, Fenced/walled terrain, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- View: Seaview, Pool view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- 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)