



## Boliqueime - Villa



4	5	444	1267			<b>1 850 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## Remarkable 4-Bed Villa with stunning coastal views , walking distance to the village

Introducing a remarkable 4-bedroom villa spanning across three floors: basement, ground floor, and 1st floor.

The carefully designed layout ensures optimal functionality and comfort for luxurious living.

The basement impressively accommodates a technical room, laundry facilities, a spacious garage, and a convenient toilet.

On the ground floor, a welcoming hallway leads to an expansive open-plan dining and lounge area, seamlessly connected to a fully equipped kitchen. Two bedrooms, a bathroom, and a guest toilet complete this level, while outdoor seating areas offer a charming space for relaxation.

The upper floor showcases a magnificent master bedroom and another en-suite bedroom. Both bedrooms enjoy access to a shared south-facing terrace, and a private east-facing terrace adds a



**Jessica**

info@jessicaproperties.com

**T +351 913841179 (call to national mobile network) · T +351 282037224 (call to national landline) · E info@jessicaproperties.com**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



delightful touch of privacy.  
Noteworthy features include:

Indoor:

- Mitsubishi Kiri gamine Style air conditioning throughout
- Mosquito nets for added comfort
- Water boiler for convenience
- LED lights for energy efficiency
- Fiber internet connection for seamless connectivity
- Walk-in closets for ample storage
- Electric towel hangers
- PVC windows with double glazing for insulation and noise reduction
- White ceramic farmhouse sink for a touch of elegance
- Handcrafted front entry door in ipê solid wood, reminiscent of traditional Algarvian farmhouse doors
- Garage door with transparent acrylic panels, allowing natural light into the basement

The kitchen boasts top-of-the-line Siemens appliances (A++ energy class), Franke sink and tap, Brazilian Piracema granite countertops, and sleek ebony cabinets with LED lighting and glass shelves.

The bathrooms feature Carrara and Magma black porcelain wall tiles, porcelain stoneware floor tiles with a microcement effect, Rubicer and GSGi sanitaryware, and exquisite Steinberg taps. The master bedroom is equipped with digitally controlled Dornbracht rain shower for a spa-like experience. Somfy-powered interior rolling shutters and black-outs provide privacy and light control.

Outdoor:

- Elevated plot offering breathtaking sea views
- Low maintenance Mediterranean-style garden
- Outdoor kitchen for delightful al fresco dining
- Mains water and sewerage for convenience
- Cappotto thermal insulation for energy efficiency
- Solar water heating system with 3 flat solar thermal panels and a 500-l tank
- Anti-intrusion alarm system with indoor and outdoor detectors and remote monitoring via smartphone app
- Infinity saltwater swimming pool with stunning Ezarri mosaic pool tiles, complemented by a polyurea coating for insulation
- Stainless steel outdoor shower with foot wash nozzle and hand shower
- Pine wood BBQ pergola for outdoor cooking
- Glazed roof tiles and traditional Portuguese encaustic/inlaid floor and wall tiles add a touch of charm
- Broil King gas grill for outdoor culinary adventures

The property comes fully furnished and equipped.

It boasts a generous plot area of 1,267.00 m<sup>2</sup> and a built area of 348.70 m<sup>2</sup> on the ground and first floors, 212.60 m<sup>2</sup> in the basement, and 66.69 m<sup>2</sup> of covered terraces.

This exceptional property is an absolute must-see, offering a perfect blend of elegance, modern amenities, and captivating outdoor spaces.



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Don't miss the opportunity to make it yours and experience the epitome of luxurious living!

## Property Features

- Pool
- Garden
- Garage
- Built year: 2023
- Laundry
- Basement
- Views: Sea views, Countryside views, Village view, Garden view
- Security alarm
- Electric shutters
- Automatic irrigation
- Central location
- Solar heating
- Barbecue
- Domotics
- Uninterrupted views
- Solar orientation: South
- Balcony
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Schools
- Terrace
- Furnished
- Floors: 3
- Drive way
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Quiet Location
- Parking space
- Irrigation System
- Sealed land area
- Security door
- Energetic certification: A
- Mains water



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