



## Alcantarilha e Pêra - Apartment



 3  
Bedrooms

 3  
Bathrooms

 186  
Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**540 000 €**  
(EUR €)

### Bright modern 2+1 Bed Duplex Apartment on a magnificent Golf Resort

Nestled within an esteemed gated community spanning 270 hectares of natural beauty, this exquisite residence offers an unparalleled living experience. Embracing luxurious amenities, the community boasts 2 communal swimming pools, three exceptional golf courses (two 18-hole and one 9-hole), including the country's sole illuminated golf course. Sports enthusiasts will be delighted with the on-site facilities, two FIFA-standard football fields, six Savannah tennis courts, a fully equipped Technogym gymnasium, a scenic jogging path, and a delightful children's playground. The vibrant Clubhouse serves as a social hub, housing a bar area, two restaurants, a golf shop, and the main reception.

As for the property itself, this delightful southwest-facing duplex apartment features two en-suite bedrooms with an additional versatile room with bathroom. This area provides direct access to a



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spacious terrace, which offers panoramic vistas of the communal pool area, the sprawling golf course, the enchanting orange groves, and the majestic mountains in the distance.

Upon entering the residence, you are greeted by an inviting entrance hall leading to an open-plan kitchen and lounge area. Adjoining this space is a partly covered seating area that offers breathtaking views.

Impeccably maintained, both the interior and exterior of the property have been freshly painted. The apartment is being sold fully furnished and equipped to an exceptional standard, boasting American cherry wood cupboards, doors, and frames. Additionally, the residence includes a private underground parking space for one car and a dedicated storage room.

Notable features of the property include electric underfloor heating throughout (enhanced with upgraded new switches), double-glazed windows, electric shutters, fitted wardrobes, extra storage space, air conditioning throughout (with newly installed pipes), and solar panels for hot water (recently serviced).

#### Key Distances:

- Convenient access to the EN125 and the A22 highways
- Faro airport is approximately 50 km away
- Lisbon airport is located around 260 km away
- Seville airport in Spain can be reached in approximately 237 km
- The recently opened Retail Park is merely a 5-minute drive away
- The Aqualand family water park is situated 4.5 km away
- The vibrant city of Armação de Pêra and its stunning beach are a short 7.9 km drive away
- Zoomarine park can be reached in 8 km
- The picturesque Salgados sandy beach and nature reserve are located 9 km away
- Indulge in the culinary delights of the Michelin-starred Ocean restaurant at the Vila Vita Parc Resort & SPA, which is approximately 10.5 km away
- Discover an abundance of shopping options at the AlgarveShopping, the second largest mall in the Algarve, just 11.5 km away
- Experience a culinary masterpiece at the Michelin-starred Vila Joya restaurant & boutique hotel, located approximately 12.6 km away
- Motorsport enthusiasts can revel in the excitement of the Algarve International Circuit (Portimão race track), which lies 35 km away

#### Explore nearby Towns:

- Alcantarilha
- Carvoeiro
- Porches
- Silves



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Pool
- Garden
- Terrace
- Furnished
- Private condominium
- Views: Golf views, Mountain views
- Electric shutters
- Gym
- Parking space
- Energetic certification: B
- Mains water
- Rental licence
- Washing machine
- Air conditioning
- Under floor heating
- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Schools
- Tennis Court
- Garage
- Built year: 2012
- Storage / utility room
- Double glazing
- Quiet Location
- Central location
- Solar heating
- Solar orientation: West
- Balcony



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