



## Porches - Villa



 4	 4	 287,75	 1010			<b>1 490 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### 3+1-Bedroom detached villa with pool, garden, outdoor leisure area, garage and basement

Located in one of the Algarve's best-kept secrets, in picturesque Alporchinhas, Porches, where the golden sandy beaches and calm waters are gently framed by the majestic and rocky Algaes so typical and admired in this area, we are delighted to present you an exclusive 3+1-bedroom villa, a symbol of luxury and refinement in the heart of the Algarve.

This property stands out not only for its elegance, but also for its privileged location, just a few minutes from the emblematic Praia da Nossa Sra. da Rocha.

This magnificent villa, with:



**Jessica**

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



- living area of 231.65m<sup>2</sup>

- gross floor area of 287.75m<sup>2</sup>

Stands majestically on a plot of 1010m<sup>2</sup>. Spread over two floors, the villa offers a luxurious and comfortable living experience. Its terracotta colour, unique to the area, gives it an exclusive and distinctive character.

Inside, the villa is spacious and bright, with large windows that invite natural light in every space.

Each room is equipped with air conditioning, guaranteeing year-round comfort.

The garage includes a basement with the potential to become an exclusive wine cellar or a studio.

The interior design is complemented by author-inspired furniture created specifically for this villa, reinforcing its uniqueness.

The exterior is a true paradise. Surrounded by a secluded plot, the property has a shed with a kitchen and bar area, perfect for outdoor entertaining.

The pool is surrounded by a lush lawned garden, adorned with tropical trees.

The layout of the villa has been thought out in detail.

There are two bedrooms on the ground floor, while the two suites are on the first floor with walk-in wardrobes and private balconies.

The staircase that connects the two floors is a work of art in itself, providing elegant access to the pool via the lounge.

The villa's location is strategic, being close to prestigious landmarks such as international schools, renowned golf courses and luxurious marinas, as well as the famous Portimão race circuit.

This property is perfect for successful families and high-level businessmen looking for a holiday retreat in the Algarve, a region known for its mild climate and natural beauty.

Imagine yourself living in this paradise, where every day is a celebration of good taste and well-being.

This villa is not just a house, it's a dream come true in one of the most idyllic and energetic areas of the Algarve, where the beauty of the caves and the magic of Ponta da Sra da Rocha create the perfect setting for unforgettable moments.

Sold furnished, equipped and decorated.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Schools
- Terrace
- Furnished
- Laundry
- Basement
- Video entry system
- Automatic irrigation
- Central location
- Sealed land area
- Solar orientation: North, South, East, West
- Balcony
- Washing machine
- Air conditioning
- Equipped kitchen
- Pool
- Garden
- Garage
- Floors: 3
- Drive way
- Views: Countryside views, Garden view
- Double glazing
- Pantry
- Barbecue
- Energetic certification: C
- Mains water



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