



## Albufeira e Olhos de Água - Villa



 **3**  
Bedrooms

 **4**  
Bathrooms

 **370**  
Area (m<sup>2</sup>)

 **570**  
Land Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**1 450 000 €**  
(EUR €)

### Brand New 3-Bed Villa with infinity pool and low maintenance garden, within walking distance to the marina

Discover this brand-new coastal property in the heart of Albufeira, offering marina views and modern finishes.

Located just 1 km from Praia do Peneco beach and the charming Old Town, this villa has a lot to offer.

#### Ground Floor:

A spacious lounge and dining area with large sliding doors seamlessly connect to the garden and pool areas, creating a perfect indoor-outdoor living experience.  
The open plan kitchen comes fully equipped with modern appliances.



**Jessica**

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



Still on this floor is a guest toilet.

**First Floor:**

Three en suite bedrooms with large covered terraces, providing private outdoor space and nice views.

**Basement:**

Spacious and Functional: Includes a large garage, a technical area, and plenty of additional room with natural light and access to a private terrace, ideal for storage or for customization.

**Exterior:**

Large Driveway: Ample parking space for residents and guests.

Mediterranean Garden: Designed for ease of maintenance.

Pre-heated infinity pool in 'L' shape.

**Additional Features:**

Wet underfloor heating and air conditioning throughout, ensuring year-round comfort.

Solar panels for efficient hot water supply.

Capotto insulation and double-glazed windows with electric shutters.

**Proximity to Amenities:**

A selection of 10 beaches within 1-5 km.

6.5 km to the nearest equestrian centre.

6.5 km to Salgados Golf course and nature reserve.

7.5 km to Algarve Shopping centre.

Hospitals within a 5-10 km reach.

20 km to Vilamoura, its marina, and 5 championship golf courses.

International Schools within a 20 km radius.

42 km to Faro International Airport.

This villa embodies bold architecture and practical living, making it an ideal choice for those seeking a comfortable lifestyle in Central Algarve.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Walk-in wardrobe
- Pool
- Garden
- Garage
- Floors: 3
- Basement
- Video entry system
- Double glazing
- Electric garage gate
- Central location
- Solar heating
- Domotics
- Energetic certification: A+
- Mains water
- Washing machine
- Air conditioning
- Fireplace
- Equipped kitchen
- Underfloor
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Public Transport, Schools, Playground
- Terrace
- Built year: 2024
- Laundry
- Views: Marina view
- Security alarm
- Electric shutters
- Walking distance to beach
- Parking space
- Sealed land area
- Security door
- Solar orientation: South
- Balcony



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