



Tavira (Santa Maria e Santiago) - Villa



 4
Bedrooms

 4
Bathrooms

 311,5
Area (m²)

 671,46 
Land Area (m²) Swimming Pool

1 200 000 €
(EUR €)

Spacious, Brand New Villa with sea views in Tavira

Located just 3 km from the historic city centre of Tavira and the stunning Ria Formosa, in beautiful Eastern Algarve, is this brand new spacious villa, set in a residential urbanisation. With easy access to Benamor Golf course (3 km), the Spanish border (30 km), and Faro International Airport (45 km), this property is indeed well situated.

The layout:

Main Entrance:

Convenient storage solutions as you enter.

Staircase with technical room located beneath.

An open-plan layout with large sliding doors in the lounge and dining area, as well as a wide horizontal window in the kitchen, provide plenty of natural light.



Jessica

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¹ (Call to national fixed network) | ² (Call to national mobile network)



A good sized bedroom is conveniently located on the ground floor level, adjacent to a Jack and Jill bathroom.

Secondary Entrance (Annex):

Versatile open space area that can be used for multiple purposes, such as an office, or an entertaining area with a bar. This room is complete with a full bathroom.

A big window allows for ample natural light.

A staircase leads you to the first floor where you will find an open space with a built-in wardrobe.

Following the corridor is a bathroom, equipped with a walk-in shower.

The master bedroom (Nr. 1) enjoys a nice en suite which includes a walk-in shower, a double sink, and a built-in wardrobe.

Bedroom Nr. 2 offers nice sea views and shares a terrace with the adjacent bedroom Nr. 3.

Pool-Facing Bedroom (Nr. 4): Features an L-shaped terrace with a small technical area at the rear.

Impressive Features:

A round staircase adds a touch of elegance to the villa.

Stunning vistas from various points.

Large roof terrace with glass protection, a skylight, and 3 kWh photovoltaic panels for energy production, plus solar panels for hot water.

The low maintenance garden includes a carport for two cars, a pergola, and a 4 x 8 m pool with pre-installation for a heat pump and a cover.

Additional Features:

Insulation: Capotto system for excellent thermal efficiency.

Energy Efficiency: A+ rating.

Natural ventilation throughout the villa.

Wet underfloor heating.

False ceilings.

High Speed Internet: Stay connected with reliable, fast internet.

Interior Doors: 2.15 cm tall for a grand feel.

Air Conditioning: In all rooms for year-round comfort.

Indoor Parking: With a car charging socket for electric vehicles.

This property would be ideal for year-round living or as a high-end rental property.

Enjoy the best of Tavira and the Eastern Algarve with this exceptional home.



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Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Pool
- Garden
- Built year: 2024
- Views: Sea views, Countryside views, Mountain views, City view, Urbanization view
- Double glazing
- Main drainage
- Parking space
- Sealed land area
- Security door
- Solar orientation: South, East
- Washing machine
- Air conditioning
- Equipped kitchen
- Underfloor
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Floors: 3
- Guest cottage
- Electric shutters
- Central location
- Solar heating
- Domotics
- Energetic certification: A+
- Mains water



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