



## Alcantarilha e Pêra - Villa



**4**  
Bedrooms

**4**  
Bathrooms

**371**  
Area (m<sup>2</sup>)

**1863**  
Land Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**2 200 000 €**  
(EUR €)

### Exclusive golf front property in a prime resort location

We are delighted to present a unique and newly available 4 bedroom property located on the golf course, offering unparalleled luxury and privacy.

This stunning residence is a rare find, combining modern comforts with a serene, mature garden with many fruit trees, providing a peaceful retreat.

#### Property Highlights:

4 en-suites: Each bedroom offers its own private bathroom, ensuring comfort and convenience for all residents.

Spacious double garage: Ample parking space, with additional storage space.

Driveway: Additional parking and easy access.

Separate laundry room: Fully equipped, with washing machine, separate dryer and large built-in cupboards.



**Jessica**

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Closet: Generous storage space, perfect for organizing your wardrobe.

Dedicated storage room: For all your personal belongings.

Heated pool: Enjoy swimming all year round.

Modern kitchen: Open plan layout, fully equipped, including an American fridge/freezer.

Electric Awnings: Two electric awnings enhancing outdoor living with stylish, easy-to-use shading.

Elegant shade sail: Next to the pool area for extra sun protection.

West-facing orientation: Maximizes natural light and offers beautiful sunset views.

Fully furnished and equipped: The property comes fully furnished to a high standard and is ready to move in.

Solar panels: Make the property almost 100% self-sufficient.

This meticulously maintained home has never been rented out, ensuring that it is in very good condition.

You will find doors and wardrobes in American cherry wood, as well as wooden flooring in all of the bedrooms and tiled flooring in the rest of the house.

Other features include:

Double glazed windows

Mosquito nets

Electric blinds everywhere

Electric underfloor heating throughout

CCTV Cameras

SONOS Sound System

Pool table

Gas BBQ

Built in BBQ/outdoor kitchen area

Resort Features:

Gym and jogging track: Stay fit and healthy with on-site facilities.

Padel and tennis courts: Enjoy a game or two on well-maintained courts.

Football fields: Perfect for sports enthusiasts.

TESLA Charging Stations: Convenient electric vehicle charging available.

Café/Bar & Clubhouse: Relax and socialise with friends and neighbours, with 2 restaurants, a golf shop and reception services.

Playground: A safe and fun area for children.

Shuttle Service: During the summer, a convenient shuttle takes you to the nearby beach.

2 Communal Pools: Additional swimming options within the gated community.

Gated community: Ensuring security and tranquility.

Central Location: Enjoy easy access to all amenities while living in a serene, resort-like environment.

This is a wonderful opportunity to own a golf property within a highly sought-after resort.

Whether you're looking for a permanent residence or a vacation retreat, this home is ready to welcome you.



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



## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Walk-in wardrobe
- Pool
- Garden
- Terrace
- Furnished
- Floors: 2
- Laundry
- Views: Countryside views, Golf views, Mountain views, Lake view
- Video entry system
- Electric shutters
- Automatic irrigation
- Quiet Location
- Central location
- Solar heating
- Security door
- Energetic certification: B
- Mains water
- Rental licence
- Washing machine
- Air conditioning
- Under floor heating
- Equipped kitchen
- Safe
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Schools, Playground
- Tennis Court
- Garage
- Built year: 2012
- Private condominium
- Storage / utility room
- Frontline property
- Double glazing
- Electric garage gate
- Borehole
- Gym
- Parking space
- Sealed land area
- Uninterrupted views
- Solar orientation: West
- Balcony



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