



## Ferreiras - Townhouse



**4**  
Bedrooms

**3**  
Bathrooms

**226,4**  
Area (m<sup>2</sup>)

**180,45**  
Land Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**760 000 €**  
(EUR €)

### New 3+1 Bed Villa with garden and pool, within walking distance to amenities

Discover this new villa, with a habitation license from 2024, offering contemporary comfort in a quiet yet very central location.

Nestled in a cul-de-sac, this exclusive row of just eight villas ensures privacy without paying condominium fees.

Designed across four levels, the villa boasts a private garage, ground floor, first floor, and second floor, all thoughtfully designed.

As you walk past the gate, you are welcomed by a manicured terraced garden that leads to the main entrance. Once inside, you will find a hallway with cabinets, a guest toilet, a fully equipped SMEG kitchen with covered terrace and an inviting open space lounge and dining area that lead to the



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garden and pool area. A wonderful easy to maintain outdoor area will be the ideal spot for family gatherings in the summer.

Taking the staircase to the 1st floor level, you will find 3 good sized bedrooms, including the master bedroom with its own en suite bathroom with large walk-in shower. The other bathroom serves bedroom 2 and 3. All bedrooms have fitted wardrobes and a private terrace. Lastly, taking the staircase to the upper floor will lead you to the 4th bedroom/ office space with direct access to a spacious delightful rooftop terrace.

The villa also benefits from its own private 49 m2 underground garage.

Additional features:

Good insulation.

Large double-glazed windows with electric shutters flood the interior with natural light, while Samsung air conditioning (hot & cold) and underfloor heating throughout provide year-round comfort.

Solar panels for hot water.

Wood look porcelain tiles in the kitchen, all bedrooms and bathrooms (except for the shared bathroom on the 1st floor).

Situated within walking distance to amenities, this villa enjoys an unbeatable location:

- 6.5 km to Albufeira's breathtaking beaches
- 7 km to Algarve Shopping Centre
- 15 km to Vilamoura's world-class golf courses and marina
- 35 km to Faro International Airport

This stunning villa would make a perfect home or a lovely family holiday villa.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Terrace
- Furnished
- Floors: 4
- Basement
- Double glazing
- Electric garage gate
- Central location
- Solar heating
- Sealed land area
- Energetic certification: A+
- Mains water
- Washing machine
- Air conditioning
- Under floor heating
- Pool
- Garden
- Garage
- Built year: 2024
- Drive way
- Views: Countryside views
- Electric shutters
- Quiet Location
- Parking space
- Barbecue
- Security door
- Solar orientation: South
- Balcony



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