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# Silves 1,325,000 €

## Ref: SVP1734

Just outside the fantastic historic centre of cultural attraction Silves we find this elegant dream villa with tasteful details. These details can be found, among other things, in the various special fireplaces and luxurious floors made of black and white marble. In addition to the unique classic style, the house is further equipped with all the luxury you need and a stylish matching interior.

400sm | 27000sm | 6 | 5 | YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
**www.divine-home.pt | info@divine-home.pt**

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Another fantastic element to this property is all the handmade panel doors and door frames, which have been made by skilled carpenters. The extra high skirting boards, noses and stylish ceiling moldings complete this stylish luxury villa.

In addition to the unique classic style, the house is further equipped with all the luxury items that a contemporary luxury villa should have. There is a wine cellar, tennis court with outdoor bar, heated swimming pool and 4 person sauna. All around are mature gardens with native tree species that require little water.
There are 6 bedrooms, 4 bathrooms, 1 office and 2 kitchens in total. The villa is strategically situated at the highest point of the plot, giving it great views all around. Villa Joia comes across as extra majestic when you arrive via the impressive driveway.

Villa Joia
The main residence of the villa has a beautiful symmetrical façade with the double front door in the middle. Upon entering you enter the overwhelming entrance with marble floor, unique fireplace and high ceilings with moldings. On the right side is the access to the master bedroom with walk-in closet and ensuite bathroom. Due to the extension at the front with extra high windows, there is a lot of natural daylight in this room. The ensuite bathroom is very spacious and has a special model bathtub, a walk-in shower, toilet and sink. Both the bedroom and the bathroom have underfloor heating.

Across the street from the entrance we find the entrance to the stylish living room with custom-made fireplace. This space also has the extension at the front, which allows extra daylight to enter. Striking about this living room is the warm and homely feeling you get there, despite the fact that the room is so huge and has high ceilings. The living room also has underfloor heating.

Through the entrance, through the french panel doors with glass windows, you reach the second hall that leads to the other bedrooms and office. Both children's rooms are of a good size and have unobstructed views of the mountains. Here they can sleep and study in peace, without being disturbed. The bathroom that is intended for both children's rooms is very spacious, has underfloor heating with a large walk-in shower and sink.

In the hall is also a small space that is now used as an extra workplace. However, this space can be filled in all kinds of other ways, according to your own taste or wishes. For example, this space has previously been used as an art studio. You can also place a beautiful statue, fine art or even a piano here. A little further down the hall is the entrance to the great kitchen.

The kitchen is perhaps the most striking and finest space in this amazing home. This might be the perfect kitchen for a growing family, or for those with a big social life. The enormous size of the kitchen makes it a nice central space to get together, eat together and or drink a cup of coffee. Due to the direct connection of the kitchen with the terrace and the pool area with sauna and barbecue, this is an ideal place to get together with each other.

Outside area
The outside area is very cleverly covered with an extendable roof so that you can benefit from all the luxury here all year round. With the roof closed, you create your own private SPA with swimming pool, sauna and lovely lounge by the fireplace. Outside we also find the tennis court with official dimensions and outdoor bar. The tennis court is illuminated in the evening so on warm summer evenings you can play as long as you want.

There are two large underground water reservoirs with a total capacity of 45,000 liters, in which rainwater is collected for the pool and garden. There is also a large garage with carport.

Annex
The annex is a self-contained apartment and its own private outdoor space, complete with 2 bedrooms, 2 bathrooms and a kitchen. Here you can let your family and friends stay with peace of mind without it affecting your privacy too much.

It is impossible to describe this special house properly, because there are not enough...

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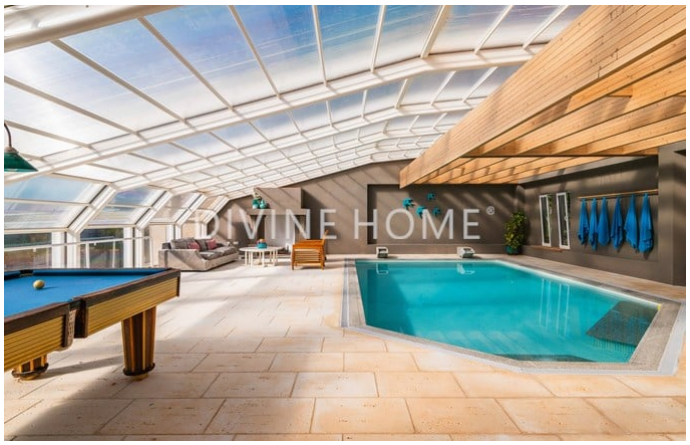

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## General details

- Year of construction: 1993
- Type: Detached
- View: Countryside views, Mountain views
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden
- Water: Mains water
- Sewerage: Septic tank

## Interior details

- Heating : Fireplace (log burner) , Central heating
- Warm water: Boiler (electric)
- Insulation: Double glazing, Insulated roof
- Kitchen: Fully fitted , Water filter, Access to garden
- Bathroom(s): Bath, Shower
- Bedroom(s): En-suite bedroom(s)
- Extras: Sliding doors
- Other areas: Wine cellar, Annex
- Energy certificate: C

## Exterior details

- Pool: Heated, Private
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Automatic irrigation
- Parking: Garage
- View: Mountain views
- Sewerage: Septic tank
- Other areas: Annex(es)
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 80KM
- Ownership: Private ownership (On-shore)