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## Faro 1,390,000 €

### Ref: SVP1506

High-end luxury villas in a private and gated condominium with concierge service. Located right on the edge of the beautiful Ria Formosa Nature Reserve offering views towards the ocean.

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These high-end luxury villas are part of a private small gated urbanization with several similar properties.
With a total of 37 villas and one in for the concierge to ensure high-end services together with high-end luxury homes

Ranging in size from 230 m² to 599 m², all the villas in this private condominium benefit from a 36 m² private swimming pool and beautiful Mediterranean gardens. With an architectural style that blends modernity and elegance, they offer comfortable and roomy interior living spaces and access to top-of-the-range facilities including luxury en suite bedrooms, a fully equipped kitchen, a cellar, sauna and gym.

This is the first private luxury residential estate in the capital of the Algarve. Its location has been carefully selected to offer its residents close proximity to Faro city centre, the famous beaches of Praia da Barrinha and Praia de Faro and a wide range of amenities. Overlooking the Ria Formosa lagoon, many villas also boast impressive views of the Atlantic Ocean. The 37 villas in the development are set in more than 5 hectares of fully secured and guarded grounds and each have their own 36 m² private swimming pool and a terrace with maximum sun exposure. All villas are set within a sumptuous Mediterranean garden of at least 754 m², providing additional privacy.

Please note that the 3D photos are as an indication, layout may vary.
The photos are of villa nº 9, the show-house, which is already sold. These are to give an indication of the finishes.

## General details

- Year of construction: 2023
- Type: Detached
- View: Sea views, City view, Pool view, Urbanization view, Garden view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Access to garden
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Alarm, Sliding doors
- Lay-out: Ground floor
- Energy certificate: A+

## Exterior details

- Pool: Private
- Pool size: 32 m²
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Garage
- View: Seaview, City view, Urbanization view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: 15 min. by car
- Supermarket: 10 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 5KM
- Ownership: Private ownership (On-shore)