



**Altura**

**1,295,000 €**

## Ref: SVP1027

Beautiful contemporary villa with 4 bedrooms all of these with en-suite bathrooms. Located just above Altura in the East Algarve, the villa offers you amazing sea- and country views with all the luxury as under-floor heating, air-conditioning, central vacuum system, smart home installation, private pool and garden.



233sm



9120sm



4



4



YES

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Located in the country side on a hill-top and still at a short drive of 5.5 km to the well-known Golf Course Monte Rei and just under 8 km from the beach, you reach the villa gates after 90 meters of un-paved road.

The entrance of the property leads you into the spacious lounge with floor-heating, airconditioning and direct access to the exterior through the sliding doors. The 3 meter high ceiling has made it possible to have 2,30 meter high windows to enjoy the amazing views even whilst inside the villa.

To one side in the lounge are interior sliding doors leading into the kitchen giving the possibility to have either an open or closed kitchen. Near the interior sliding doors is also a separate guest toilet. The kitchen is fully equipped with AEG electrical appliances and the adjacent utility room comes equipped with washing machine and dryer. Also from the kitchen you have direct access to the garden and pool area.

To the other side in the lounge is the hallway which leads to the four bedrooms, of which 2 are located at the south side of the property whilst the other two are located at the north side of the villa. The second bedroom at the south side is the master bedroom and has a walk-in closet and en-suite bathroom with bath and shower. The other 3 en-suite bathroom are equipped with shower.

At the exterior of the property are the beautiful landscaped irrigated gardens, the 5 by 10 meter heated pool with salt treatment.

After passing the electric operated gates you first reach the garage of 50 m<sup>2</sup> and driving further uphill you reach the north side of the property with the entrance into the villa.





## General details

- Year of construction: 2016
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole, Cisterna
- Sewerage: Septic tank
- Furnished

## Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (induction), Water filter, Fridge / freezer, Access to garden, Access to terrace, Silestone worktop
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Central vacuum system, Electric shutters, Alarm, Sliding doors
- Other areas: Pantry, Storage / utility room
- Lay-out: Ground floor
- Energy certificate: A

## Exterior details

- Pool: Salt, Heated, Private
- Pool size: 5 \* 10
- Outside area: Private garden, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- Beach: 10 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 10KM
- Ownership: Private ownership (On-shore)