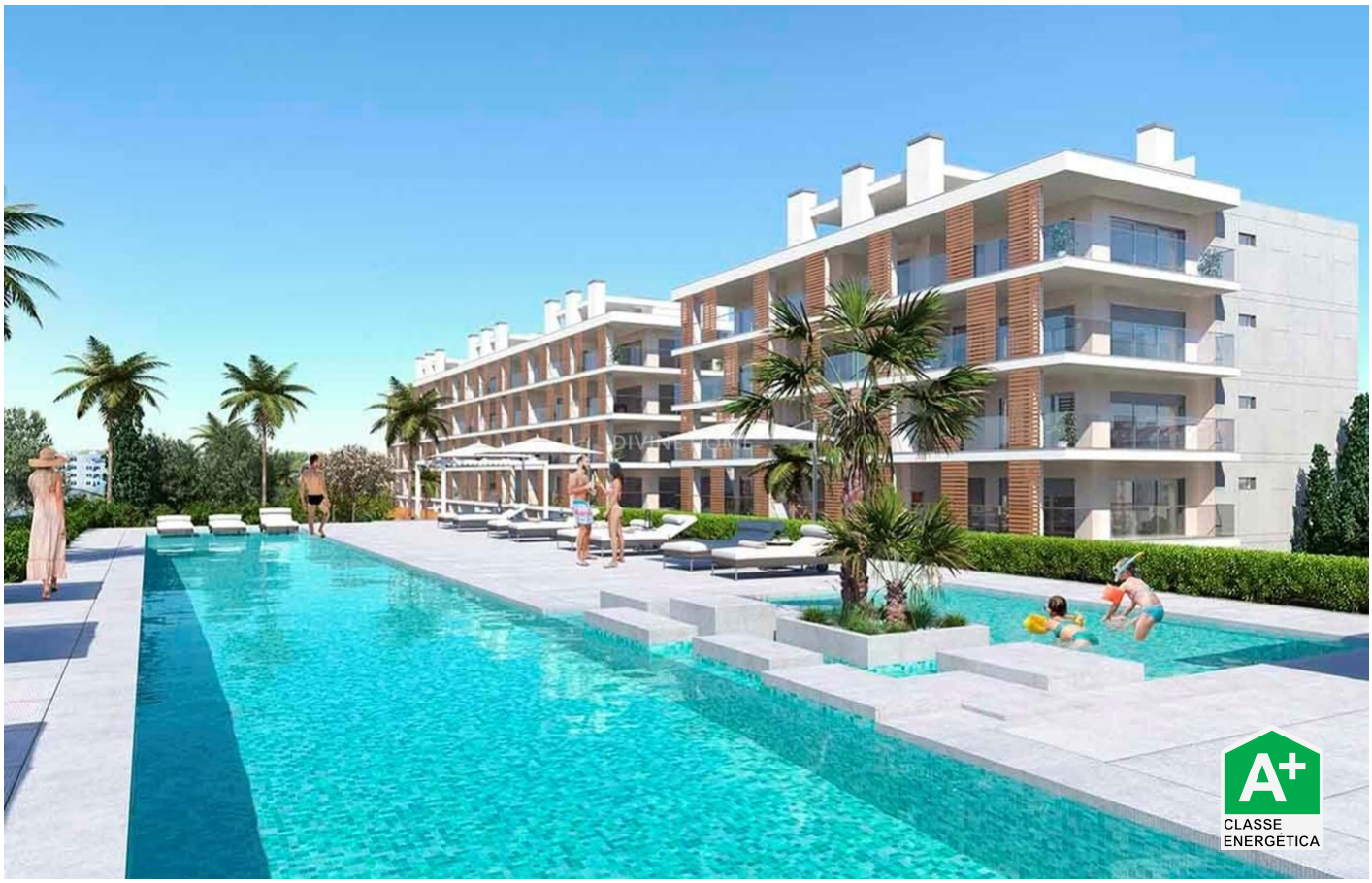
DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE




# Albufeira e Olhos de Água — 540,000 €

## Ref: AGR001 (B4B)

Beautiful duplex Penthouse with rooftop terrace and jacquzzi! Set in a quiet but central area his landmark energy-efficient contemporary building offers  studio, 1, 2 & 3 bedroom apartments. All boast a selection of high quality finishing's, fully fitted kitchens and bathrooms, large private terraces & balconies with built in BBQ's and solar panel systems, the duplex penthouses have large rooftop terraces and Jacuzzi's. The complex has, two swimming pools, children's playground, gym, underground parking  with large communal gardens.

| | | | | |
|---|---|---|---|---|
| 122.9sm | 89.36sm | 2 | 2 | YES |

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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CONCEPT
This eco-luxury condominium is set in a central location in the heart of Albufeira close to all amenities, shops, restaurants bars and beaches. Combining exceptional build and finish quality with impressive green credentials, this contemporary design condominium makes the very most of its prime location, adding another facet to a neighbourhood carefully being formed by the hand of one largest and most respected developers. Offering luxury and space, this private gated condominium ensures exclusive living in apartments each enjoying generous living areas, balconies, gym and underground parking. Quality continues outdoors, with a large pool and children's pool, social and relaxation areas, all enclosed by landscaped gardens.

LOCATION, LOCATION, LOCATION,.
The Algarve, synonymous with quality of life, year-round outdoor activities, scenic beauty, beaches, golf courses and so much more, provides the inspiring backdrop for this apartment complex. A well-served, highly accessible, safe and modern base, as much for a permanent home as for relaxing holidays, the Algarve is in easy reach of Europe's major cities, with regular flights into Faro International Airport (25m), as well as excellent direct motorway links to Lisbon (2h30m) and Seville (2h25m).

Albufeira has long been known for its ability to combine modern-city facilities with the traditional charm of the Algarve. Facing the Atlantic, with an incredible total of 25 Blue Flag beaches, Albufeira excels as a 21st-century destination, providing a lively centre for leisure, entertainment and sporting pursuits, while at the same time offering the latest in contemporary services, easily able to meet your requirements The condominium itself is found in a peaceful yet central part of the city, close to shops, restaurants, the local private hospital, and a mere 20-minute walk to Praia dos Pescadores and Oura beaches.

Expertly developed this condominium is one of the last elements to be built in a carefully curated residential area of individual houses and apartment buildings sharing an identity founded on quality of construction and life. The builders can look back over 30 years in the Portuguese real estate industry, working to core values of sustainability and environmental management. The neighbourhood is one of several of their developments around Portugal, and a fine example of their code of innovation and commitment of building new communities.

LUXURY FINISHES
In a clear reflection of the developers commitment to innovation and sustainability, the building has been conceived to impressive green parameters, incorporating a series of eco-friendly features to minimise environmental impact and ensure energy savings 45% above average. Beyond high-performance thermal insulation, the development features sensor-activated communal LED lighting and car charging provisions. The final decision on individual finishes is that of the client, after taking into account home automation, A-rated appliances, electric shutters, generous double-glazed windows/doors, reversible air conditioning, or composite and ceramic flooring, with two finish options, "city" and "Beach", determining floorings, kitchen and bathroom finishes. Adding further exclusivity and allure, rooftop apartments feature spacious terrace complete with jacuzzi, while ground floor apartments enjoy private gardens.

FACILITIES.
Condominium communal areas, inside and out, are stylishly and complement the individual properties, bringing quality and variety to condominium life. The 2200 m2 outdoor space provides room for rest, relaxation and fun, with an adult and children's pool, lush, landscaped gardens and a children's playground. Indoors there is a well-equipped gym, and underground parking lots. The south-westerly aspect of the building offers all day sun and amazing sunsets across the city to the sea.

HISTORY
The constructor has been operating in the real estate sector for more than 30 years, focusing on mainland Portugal, boasting a real estate portfolio valued at € 250M of ca. 600,000 m2, divided among its constituent companies. Creating value through the development of innovative and sustainable projects in several areas, including tourism, energy and agriculture, its predominant real estate arm focuses on large-scale urban projects, with the development, construction and renovation of buildings in outstanding locations. The group combines ethical responsibility and a positive ...













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## General details

- Year of construction: 2023
- Type: Attached
- View: Sea views, City view, Pool view, Garden view
- Pool: Private pool, Communal pool
- Outside area: Private garden, Communal garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (induction), Fridge / freezer, Access to garden, Access to terrace, Granite worktop, Silestone worktop
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Sliding doors, Fibre optics, Elevator, Satellite TV
- Other areas: Fitness room, Storage / utility room
- Lay-out: Ground floor, First floor, Second floor
- Energy certificate: A+

## Exterior details

- Pool: Communal, Chlorine, Private
- Outside area: Communal garden, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Garage for multiple cars, Garage
- Beach: 15 min. walking
- Golf course: 5 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 10KM
- Ownership: Private ownership (On-shore)