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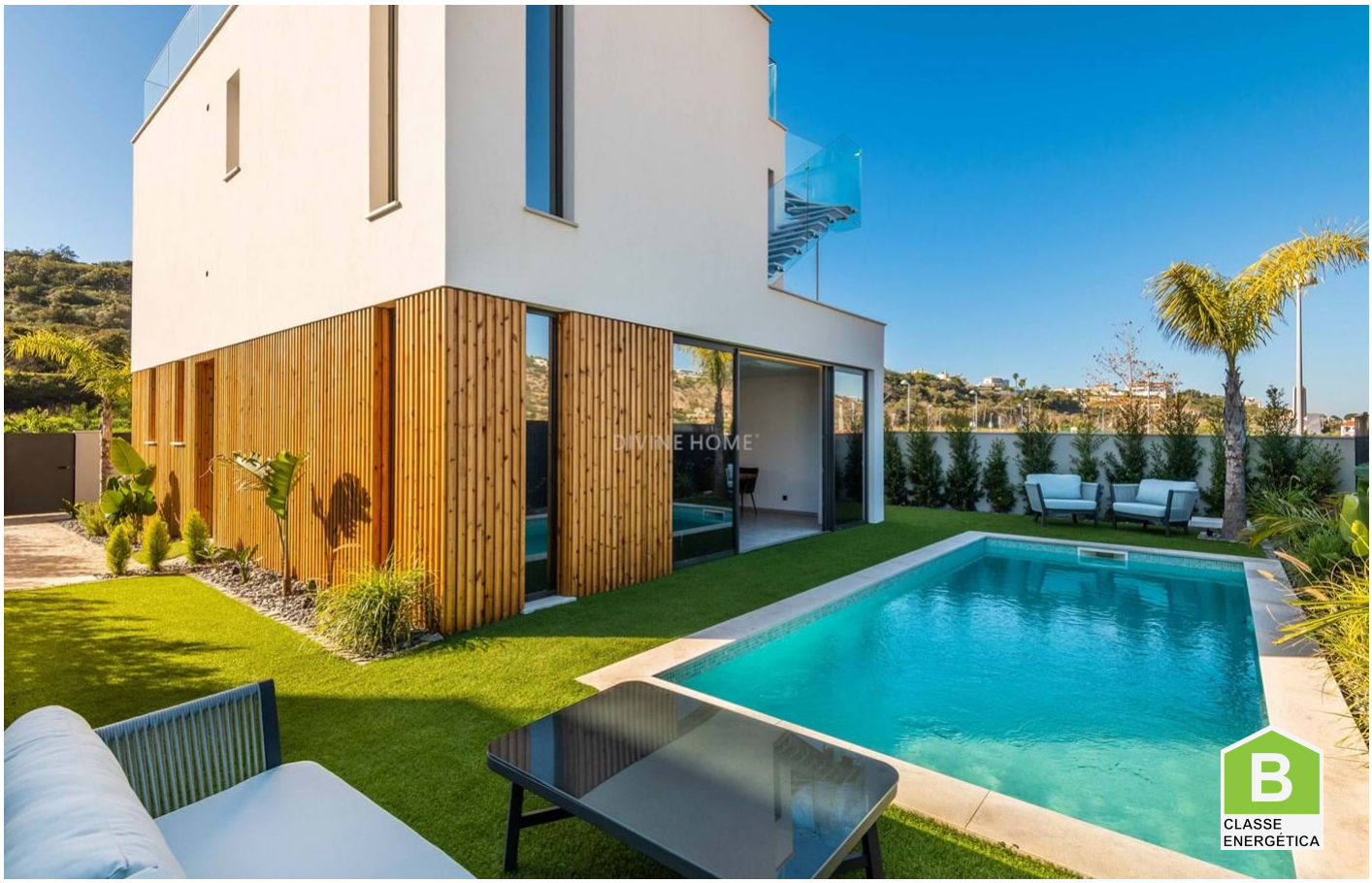

Albufeira e Olhos de Água 1,125,000 €

Ref: SVP1502

This contemporary villa has been recently built (finished February 2023) at a high-end urbanization in the Albufeira Marina. It comprises of 3 bedrooms en-suite, 2 private parking spaces, roof terrace with jacuzzi and private pool. The contemporary style and seamless incorporated domotics, completes the luxury of this high-end villa.

150sm	321sm	3	4	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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The villa is situated on a plot of 321m2 in an upcoming urbanization. There are two private parking spaces on site and ample parking in the area. The villa has been recently built, finished in February 2023.

From the entrance on the ground floor, you will find on your left the guest toilet and access to the bedroom en-suite on the ground floor. If you go to the right, you will find the open kitchen and the living room. The kitchen is fully equipped with Electrolux appliances. The wall-to-wall sliding doors give access to the terrace with swimming pool on the south side of the house.

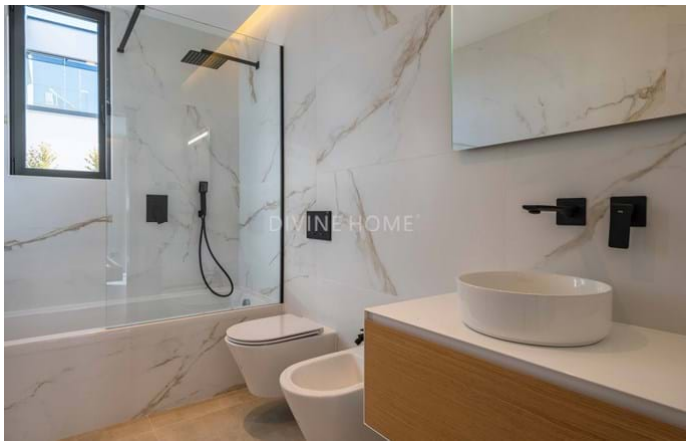
Via the stairs in the hall, you reach the 1st floor. Here you will find 2 bedrooms en-suite. Both rooms give access to the terrace on the north side of the house.

The stairs to the top floor lead to the roof terrace. With stunning 360 degree views over the area and the Marina. Here you can enjoy the view from your jacuzzi and the sunset. A lovely place to spend the afternoon.

The property has the following features:
- Sound insulation (between rooms)
- Ceramic tiles
- Domotics system
- Interior and exterior lighting
- Thermally polished aluminium and glass for sun protection, Brand Technal
- Ground floor and first floor with central heating, Daikin brand
- Air conditioning integrated in the ceiling, LG brand
- Fitted kitchen, Electrolux
- Lacquered doors and wardrobes
- Central ventilation system
- Interior staircase in Azul Vale Verde stone
- Vertical wooden pergola

From Albufeira Marina, everything is within walking distance; bars, entertainment for children such as go-karting and bowling, restaurants and sports facilities such as a gymnasium. A short drive will take you to Algarve Shopping and several well-known beaches, such as Praia dos Arrifes, Praia da Coelha, Praia do Peneco and many more.

The construction company is well known and has built many villas and flats in their long existence. The signature of this developer is high quality and luxurious finishing's.



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General details

- Year of construction: 2022
- Type: Detached
- View: Marina view, Urbanization view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- 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
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Sliding doors
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: B

Exterior details

- Pool: Private, Pool shower
- Outside area: Private garden, Fenced/walled terrain, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Street parking
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 15 min. walking
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 35KM
- Ownership: Private ownership (On-shore)