



## LARGE OCEAN FRONT VILLA WITH 5 BEDROOMS FOR SALE NEAR ALVOR

€ 4.500.000

### PROPERTY DETAILS

Bedrooms:	5
Bathrooms:	7
Private Area:	370
Plot Size:	10500
Gross Area:	471
Pool:	
Construction Year:	2018
Energy Certificate:	A

Luxurious new villa, inserted into a beautiful green plot of more than 10,000 m2 with lush gardens, fruit trees and panoramic sea views. The ground floor consists of an entrance hall, a large living room with sea and swimming pool views, a large dining room, a huge fully equipped American style kitchen, a utility room, pantry, and a full independent bathroom. These rooms link to huge terraces with panoramic views of the sea and the pool. On the first floor, we have a master suite with dressing room and living room, three full suites, all with large balconies with views and access to a huge terrace. In the basement, we have a very large area that allows for at least 10 cars in 2 independent garages. The villa has a lift from the basement to the terrace and is ready for wheelchair use on all floors. The entire property has a surveillance system, air conditioning, central vacuum system, underfloor heating, home automation system which can be remote-controlled by mobile phone or computer. With a good-sized system of solar panels for water heating, as well as the swimming pool and underfloor heating, it also has photovoltaic panels with a maximum capacity of 3.25kwh, for own use and sale of surplus to the grid. Home automation allows control over the office, electric blinds, gas pipeline, automatic irrigation, video-porter, alarm, music atmosphere, central vacuum system and lift. Kids play area, Laundry room. Storage room, Spacious Smart home







**Important notice:** These particulars are not an offer or contract, nor part of one. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, layout plans and distances are for guidance only and should not be relied upon as a statement of fact. All property details have been provided by the seller and should not be considered factually accurate about the property, its condition or value. Exclusive Living Mediaçao Imobiliaria Lda. holds no responsibility to the accuracy of the information and will not be held liable for any errors on any representation on the property. A buyer must not rely on this information without conducting an inspection or hiring professionals for surveys or legal services to verify all details and documentation prior to a property purchase.

**LAGOA**

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