

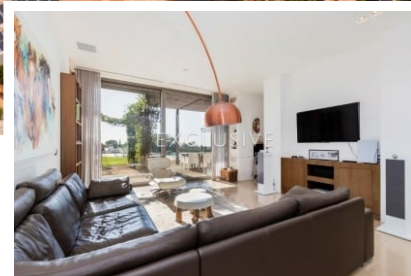
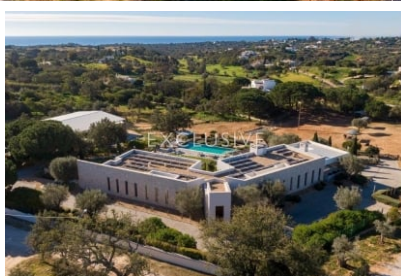
EAV-3539

horse riding facilities
equestrian centre

Main house

Guest villa

EXCLUSIVE
ALGARVE VILLAS



PACKAGE DEAL OF 2 CONTEMPORARY VILLAS WITH EQUESTRIAN CENTRE FOR SALE IN CENTRAL ALGARVE-PORTUGAL

€ 5.800.000

PROPERTY DETAILS

Bedrooms:	7
Bathrooms:	7
Private Area:	903
Plot Size:	51230
Gross Area:	903
Pool:	
Construction Year:	2019
Energy Certificate:	A+



This estate comprises of 2 contemporary design villas, each with their own private access, various parcels of land, paddocks, riding arenas and stables. The property is located in a very private setting, yet within easy access to local amenities such as supermarkets, (top) restaurants as well as the Nobel International school in Porches and the German school. For those looking for a quiet and private hide away location, but still close to the heart of the Algarve, this is the perfect place. The main villa has been designed to capture the combination of indoor & outdoor living whereby the interior provides a practical layout for a modern family lifestyle. The villa has been built (2015 / 675 m2) to a very high specification, applying high standards of insulation, both for ceiling and outside walls, under-floor heating and cooling systems, domotica, and all modern luxuries a home can offer. The living area where a large open plan Living / kitchen and dining area, lead out onto the terraces and pool, as well as a separate pantry and side terrace. The open fireplace is centrally located to supply comfort to both the living room and kitchen/dining areas. Next to the living room, there is an office (or small bedroom). Following the glass hallway and tropical inside garden you will find 2 spacious bedrooms with 1 shared bathroom as well as the master bedroom with a dressing area, toilet and a large bathroom with both bathtub and shower. The basement is composed of two sections - the gym/cinema room (or t2 annex), and storage areas and garage and a technical room. The swimming pool and terrace areas are accessible from most of the areas of the house. The overflow (5 x 15) pool is heated and covered, and also has an

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toilet/shower. There is also an outdoor fireplace, an outdoor dining area. The landscaped gardens surround the property to perfection incorporating various centenary oak trees. The grounds are fully fenced with electric gates and security video system. The villa is equipped with a Domotica system, a private elevator, 102 solar panels with 5 x 16 KW batteries. There are various boreholes and mains water. There are 7 stables with a hay barn, washing area, tack room, and 4 extra stables on extra 2 hectare plot, a 20 x 40 covered riding centre, a 20 x 60 meter ebb & flow and lunging circle, paddocks and several adjacent plots, all included in the sale. The second contemporary villa (2019 / 228m²) has 4 bedrooms and stunning coastal views. The villa is designed with the open concept living room / kitchen on the centre of the villa, two bedrooms to one side and two on the other of this central area, with the terrace being accessible from all rooms, and with the main bedroom also with access to the pool. There is a large basement for parking, a w/c and additional area, suitable for a gym, and separate laundry area. The property is equipped with under-floor heating/cooling, and cooling off the ceiling. There are 30 solar panels for electric consumption which can be also connected to a battery back-up system. From this location, there are trails leading to the nearby beaches (within a 25 minute ride) and abundant trails into the nature between Armacao de Pera and Benagil. The Vilamoura international equestrian centre is only a 30 minutes drive from the property. Property is accessible with a 12 meter (horse/hay) truck.



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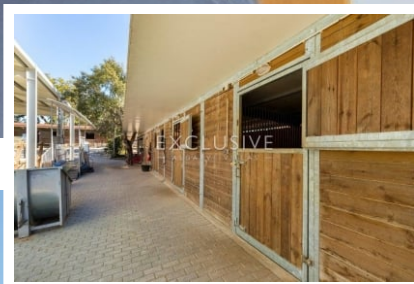
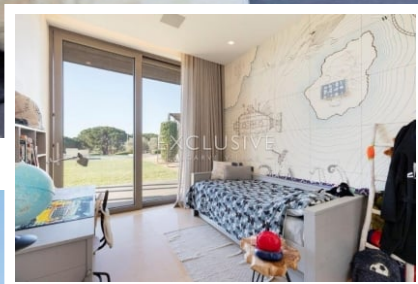
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