

4 BEDROOM VILLA, 300 M FROM THE BEACH, ALBUFEIRA

€ 2.590.000

## PROPERTY DETAILS

Bedrooms:	4
Bathrooms:	3
Private Area:	427
Plot Size:	900
Gross Area:	612
Pool:	
Construction Year:	2013
Energy Certificate:	B-

This traditional home offers excellent quality construction and finishes. Built on two levels plus basement, the property offers plenty of light throughout. From the ground level, you have a large living room with fireplace and large windows towards the swimming pool, separate dining room, a large fully equipped kitchen with centre island and terrace, one bedroom with en-suite bathroom, an office and a guest w/c equipped with sauna, servicing also the swimming pool area. The first floor has the master bedroom, with en-suite bathroom, dressing room, fireplace and private terrace, and opposite to the hallway, two additional bedrooms sharing one bathroom and a terrace from one of these bedrooms. The roof terrace is also another area to further appreciate the surroundings and seaviews- The basement has a large garage with capacity for over 4 cars, the equipment room and laundry. The exterior has a low maintenance garden and a large heated salt-water swimming pool and jacuzzi. The terrace by the pool has been prepared for winter evenings with heaters, and a sunshade for the summer months. The property is equipped with underfloor heating, air conditioning, video vigilance, alarm, electric shutters, double insulated windows with mosquito nets.



### LAGOA

Rua Ernesto Cabrita, Edifício Vales L/A  
8400-387 Lagoa - Algarve

Tel.: +351 282 353 019

### VILAMOURA

Avenida Tivoli, B, Bloco 3, R/C Esq  
8125-465 Vilamoura - Algarve

Mobile: +351 918 024 082

### LAGOS

R. Dr. José Francisco Tello Queiroz, L 3, R  
Loja R, 8600-707 Lagos

Email: info@exclusivealgargevillas.com

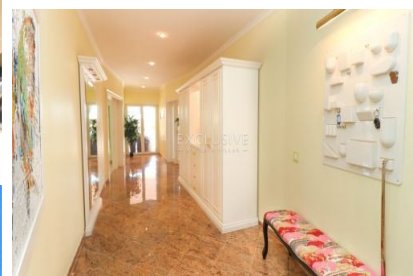




EAV-3582

**EXCLUSIVE**  
— ALGARVE VILLAS —

**EXCLUSIVE**  
— ALGARVE VILLAS —



**EXCLUSIVE**  
— ALGARVE VILLAS —

**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 Mediacao 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

Rua Ernesto Cabrita, Edifício Vales L/A  
8400-387 Lagoa - Algarve

#### VILAMOURA

Avenida Tivoli, B, Bloco 3, R/C Esq  
8125-465 Vilamoura - Algarve

#### LAGOS

R. Dr. José Francisco Tello Queiroz, L 3, R  
Loja R, 8600-707 Lagos

Tel.: +351 282 353 019

Mobile: +351 918 024 082

Email: [info@exclusivealgargevillas.com](mailto:info@exclusivealgargevillas.com)