DIVINE HOME®
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# Albufeira e Olhos de Água\Albufeira 790,000 €

## Ref: SVP1923

Discover this exquisite 4-bed villa in Quinta da Balaia, Albufeira, offering flexible living. Split into two levels with independent entrances, it features a spacious upper level with 2 beds, 2 baths, a well-equipped kitchen, and a fireplace. The lower level has 2 beds, 1 bath, and a secondary kitchen. Both levels access terraces, the garden, and a pool. A renovated annex with a bathroom adds versatility. Modern amenities include air conditioning. This property blends elegance and functionality in the heart of the Algarve. Enjoy the serene surroundings, beach access, golf courses, and resort amenities. Ideal for residence, vacation, or investment. Contact us for more information or to schedule a viewing. Video viewings are available for your convenience. We look forward to assisting you in Portugal.

**209sm** | **720sm** | **4** | **3** | **YES**

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This exquisite 4-bedroom detached villa with an additional annex is nestled in the heart of Quinta da Balaia, Albufeira, offering a comfortable and flexible living experience. The property is thoughtfully split into two levels, each with its independent entrance, providing flexibility and privacy for its occupants.

The upper level boasts two spacious bedrooms and two bathrooms, providing ultimate convenience and comfort. The well-equipped kitchen is a dream for any culinary enthusiast, and it seamlessly flows into the open living and dining area, graced by a cozy fireplace - perfect for relaxing evenings and entertaining guests.

The lower level comprises two additional bedrooms, sharing a well-appointed bathroom and a secondary kitchen, offering a self-contained living space that can be utilized for various purposes, such as guest accommodations or as a rental unit. Like the upper level, it also provides access to terraces, the garden, and the sparkling pool, ensuring that every part of the property is designed for enjoyment.

In addition to the main living areas, there is an annex with a bathroom that can be used for storage or as an extra bedroom, adding versatility to the property.

This villa underwent a comprehensive renovation in 2021, but keeping the traditional architecture, ensuring that all modern amenities and conveniences are seamlessly integrated. Air conditioning throughout the property ensures a comfortable climate year-round.

With its perfect blend of elegance, functionality, and stunning outdoor spaces, this villa in Quinta da Balaia is an exceptional opportunity for those seeking a comfortable and harmonious Algarve lifestyle.

Quinta da Balaia is a beautiful and highly sought-after location in the Albufeira region of the Algarve, Portugal. It is renowned for its unique blend of natural beauty, tranquility, and proximity to the vibrant amenities of Albufeira and the stunning Algarve coastline. Here are some key highlights and features of Quinta da Balaia:

1. Scenic Setting: Quinta da Balaia is known for its picturesque surroundings, with lush green landscapes, palm trees, and Mediterranean flora. The area's natural beauty makes it a serene and relaxing place to live or vacation.

2. Proximity to Albufeira: One of the most significant advantages of living in Quinta da Balaia is its proximity to Albufeira, one of the Algarve's most popular and lively coastal towns. Albufeira offers a wide range of amenities, including restaurants, bars, shops, markets, and cultural attractions.

3. Beach Access: Quinta da Balaia is conveniently located near some of the Algarve's most stunning beaches. Residents and visitors can easily access the sandy shores of beaches like Praia de Santa Eulália and Praia da Oura, which are known for their golden sands and crystal-clear waters.

4. Golf Courses: Golf enthusiasts will appreciate the numerous golf courses in the vicinity, making it an ideal location for those who enjoy the sport. Courses like the Balaia Golf Village and Pine Cliffs Golf Course are just a short drive away.

5. Resort Amenities: Some parts of Quinta da Balaia may include resort-style amenities, such as communal pools, tennis courts, and restaurants. These amenities enhance the lifestyle and convenience of residents and vacationers alike.

6. Tranquil Atmosphere: Despite its proximity to Albufeira's bustling activity, Quinta da Balaia maintains a tranquil and peaceful atmosphere. It's an excellent choice for those seeking a balance between relaxation and access to urban conveniences.

7. Investment and Tourism: Quinta da Balaia is also a popular destination for tourists, making it an attractive location for property investors. Rental opportunities are plentiful, especially during the tourist season, making it an appealing option for those looking to generate rental income.

Overall, Quinta da Balaia offers an idyllic blend of natural beauty, convenience, and recreational opportunities. Whether you're considering it as a permanent residence, a vacation destination, or an investment opportunity, Quinta da Balaia's charm and amenities make it a remarkable location in the Algarve.

If you are you interested on receiving more information or you wish to book a viewing, we are happy to help you. Let us kno

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## General details

- Year of construction: 1974
- Type: Detached
- View: Pool view, Garden view
- Pool: Private pool
- Parking: Street parking
- Outside area: Private garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Boiler (electric)
- Kitchen: Fully fitted
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Alarm, Sliding doors, Fibre optics
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor, First floor
- Energy certificate: E

## Exterior details

- Pool: Private
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Street parking
- View: Pool view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Other areas: Annex(es)
- Beach: 15 min. walking
- Golf course: 10 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 40KM
- Ownership: Private ownership (On-shore)