DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Carvoeiro

Ref: SVP1325-C

Luxury 3 bedroom villa in a brand new gated garden community in Carvoeiro. Located just a few minutes' drive from Carvoeiro town centre within walking distance of beaches and restaurants. Already 75% is sold. The construction is finished. Expectation to handover end of Q4 in 2023.

150sm	0sm	3	2	YES

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AVAILABILITY
From a total of 17 villas 725is available to choose from. We have a total of 3x 3 bedroom villas available for sale. This villa is Villa 15.

Villa 15- Type B, is a 3 bedroom villa with an inverted lay-out

This villa with the inverted “Layout B (Villa 11-16)”, have the living area on the first floor and the bedrooms on the ground floor. Each property has a private outdoor space.

This property has a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs.

The villa with one communal pool and with a built area of 150 m² are set in a 17.395 m² plot.
The upkeep of the communal gardens and swimming pool is shared between all owners. Private gardens vary from 100 to 400 m².

PROPERTY FEATURES

• High grade marble floor-tiles both inside and outside
• Electrical underfloor heating
• Double glazed windows and doors
• Solar powered hot water production
• Bathrooms with walk-in shower
• Quality appliances throughout
• Daikin air conditioning
• Premium SANTOS kitchens & Silestone kitchen tops

ABOUT THE RESORT
The villas have been especially designed to ensure comfortable year-round and winter living. Great care has been taken with the use of fully
insulated foundations, positioning the floors a full half metre above ground level. The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs. Upkeep of the communal
gardens and heated swimming pool is shared between all owners.

FACILITIES & SERVICES
Gated resort with 24-hour reception
Landscaped gardens
Putting green and playground
Parking& Storage
Hotel & rental managementservices
Maintenance & repairs
2 condominium pools
Other on-demand services
Security

RENTALS
Each owner can choose freely whether or not to make their property available for touristic exploration during the times when they do not use it themselves. We have prepared 2 options which owners can choose from;

1. No touristic exploration;
2. Rental scheme

2. Rental scheme

General details

- Year of construction: 2023
- Type: Detached
- View: Sea views
- Pool: Communal pool
- Outside area: Communal garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Central heating (electric), Under floor heating (electric)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Lay-out: Ground floor, First floor
- Energy certificate: B

Exterior details

- Pool: Communal, Heated
- Outside area: Communal garden, Fenced/walled terrain, Terrace / balcony
- Parking: Private parking space
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 45KM
- Ownership: Portuguese Lda (On-shore)