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Alcantarilha e Pêra — 795,000 €

Ref: SVP2034

This incredible villa boasts amazing views over the award-winning golf courses and orange groves, with a heated pool, Air-conditioning, underfloor heating, Fiber internet, Private parking, and access to some of the best sporting facilities in the Algarve. The property offers 3 ensuite bedrooms, a large open-plan living room, a private garden with mature gardens, and large sun terraces.

172.75sm	710sm	3	3	YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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This beautiful villa is situated in the award-winning Amendoeira golf resort. It has one of the most sought-after locations within the development with unparalleled panoramic views of the golf and orange grove from all levels of the property.

The resort is located in the Central Algarve, nestled in the orange groves of Silves with the Monchique mountains as a backdrop. The golf courses are of the highest standard with two championship golf courses designed by Nick Faldo and Christy O'Connor Jr. Owners benefit from the extensive sports center, with a gym, a tennis and paddle academy, and a clubhouse with a bar and restaurant. There is 24-hour security on-site and a reception for complete security and peace of mind. This gated resort is the ideal place to live or have your holiday home as its central location and easy connection to Faro airport means you are only a few minute's drive to some of the Algarve's most spectacular beaches, shopping centers, water parks, and other local attractions and amenities.

The villa was constructed to the highest standards in 2012 with porcelain flooring, solid hard-wooden doors, built-in wardrobes, underfloor heating, Fiber-optic internet, and air-conditioning and these are just a few of the top quality finishes that the villa offers. The large open-plan living areas and modern kitchen are complimented by the beautifully appointed furnishing included in the sale of the property. The kitchen comes fully equipped with state-of-the-art machines, and sleek preparation surfaces, and the open-plan design leads seamlessly through to the large living room. This is fully furnished and equipped with a large flat-screen television, Satellite TV, high-speed secure internet/WIFI, and phone lines. There are also large double-glazed sliding doors that open out to the private landscaped garden and the private pool. The garden and pool offer panoramic views of the breathtaking countryside. The spotless bathrooms are furnished with beautiful porcelain amenities with baths and large showers. The 3 ensuite bedrooms all come with beautifully crafted fitted wardrobes finished in solid natural wood. Other features of the property include electric shutters, an entry gate, and private covered parking.

The resort underwent a major renovation recently with an upgraded clubhouse and sports center and complete repainting of the properties and facilities in 2022.

In summary, this is a fantastic luxury property with the highest finishing and attention to detail applied throughout, set in a natural and beautiful environment that offers a range of sporting and social activities to guarantee an excellent lifestyle.

Contact us now for more information or viewing.

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General details

- Year of construction: 2012
- Type: Detached
- View: Countryside views, Golf views, Mountain views
- Pool: Private pool, Communal pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Furnished
- Wheelchair accessible

Interior details

- Heating : Under floor heating (electric), Airconditioning (heating + cooling)
- Warm water: Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (electric) , Fridge / freezer, Granite worktop
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace
- Extras: Central vacuum system, Electric shutters, Internet/Wifi, Sliding doors, Fibre optics, Satellite TV
- Other areas: Fitness room
- Lay-out: Ground floor, First floor
- Energy certificate: C

Exterior details

- Pool: Chlorine, Heated, Private, Cover
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Carport
- View: Countryside views, Golf views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: On the golfcourse
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 50KM
- Ownership: Private ownership (On-shore)