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Faro 1,490,000 €

Ref: SVP1506-18

High-end luxury villa in gated condominium with 4 bedrooms, 4 bathrooms, wine-cellar, gym, hammam, private pool and garden. Located right on the edge of the beautiful Ria Formosa Nature Reserve offering views towards the ocean.

325.9sm | 803.5sm | 4 | 4 | YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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This high-end luxury villa is part of a private small urbanization with several similar properties.

The entrance to this villa leads into the hallway with guest toilet. Form the hall you enter the spacious open space with lounge, dining and fully equipped kitchen, all with direct access to the exterior. Adjacent to the kitchen is a utility room. Further on the ground level 3 bedrooms, all with en-suite bathrooms. One bedrooms had built-in wardrobes whilst the other two have a dressing area. From all the bedrooms you have direct access to the exterior with the pool and garden.

Stairs in the entrance hall bring you to the lower level with the fourth bedroom with en-suite bathroom. Further on this level a spacious garage for several cars, wine-cellar. laundry, technical room and gym with hammam.

At the exterior of the property is your private garden, pool, terraces and more parking space near the entrance.

Please note that the 3D photos are as an indication, layout may vary.
The photos are of villa nº 9, the show-house, which is already sold. These are to give an indication of the finishes.

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General details

- Year of construction: 2023
- Type: Detached
- View: Sea views, City view, Pool view, Urbanization view, Garden view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Access to garden
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Alarm, Sliding doors
- Lay-out: Ground floor
- Energy certificate: A+

Exterior details

- Pool: Private
- Pool size: 32 m²
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Garage
- View: Seaview, City view, Urbanization view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: 15 min. by car
- Supermarket: 10 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 5KM
- Ownership: Private ownership (On-shore)