DIVINE HOME®

IMOBILIÁRIA • REAL ESTATE

# Luz de Tavira 629,000 €

## Ref: SVP2122

Beautiful newly built villa located in the village of Luz de Tavira next to the Ria Formosa Natural Park. This luxury 3 bedroom villas in contemporary design has a garden with private pool, an beautiful rooftop terrace with amazing views, private parking for 2/3 cars, plenty of natural light, excellent sun exporsure and high quality finishes.

172.64sm | 354.79sm | 3 | 3 | YES

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

**www.divine-home.pt | info@divine-home.pt**

This newly built villa is located in the village of Luz de Tavira next to the Ria Formosa Natural Park. The house comprises of 3 bedrooms, a private pool, spacious garden, large terraces with views over the Ria Formosa and and plenty of natural light.

With expansive views to the Ria Formosa Natural Park, the villa offers a relaxing and calm environment whilst still close to all amenities. The nearest beaches, namely Praia do Barril beach, can be reached by bike or walking, and the city of Tavira is accessible by car in a quick 10 minute drive.

The villas have excellent south facing sun exposure. With pool and garden in the front plus another garden in the back, the villas enjoy generous spaces both inside and outside.
Each villa has private parking for two cars inside the plot, plus nearby public parking in the newly built neighborhood.

Lay-out
In regards to the layout of the villas; the ground level has an entrance lobby with a wardrobe for storage. From the lobby, you have access to the open plan living area with luxury, fully fitted kitchen. Via the large sliding windows, the living room/ kitchen has direct access to the exterior, where the pool and garden is located. The living area is equipped with air-conditioner and the kitchen is fully equipped with built-in appliances, brand Bosch.

Further on the ground level, you will find the first bedroom with air conditioninig, built-in wardrobes and access to the exterior garden through large sliding windows. Also on the ground floor, there is a full bathroom.

Stairs in the living area make the access to the first floor where the remaining two bedrooms  and bathrooms are.
Both of the bedrooms have air conditioning, built-in wardrobes and en-suite bathrooms with a shower. And both bedrooms have access to a very spacious and sunny balcony.

The stairs on the first-floor, lead to the rooftop terrace, where a fire pit or/ and jacuzzi can be installed and a enclosed area can be used as a small kitchen or bar. Perfect place to relax whilst enjoying the views over the surrounding area, the mountains and the sunset over the Ria Formosa.

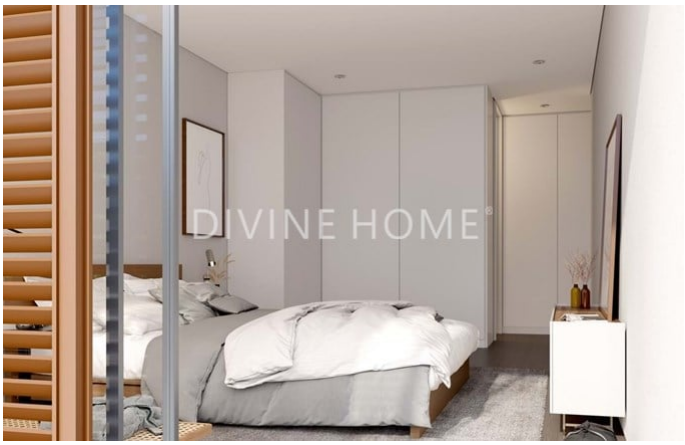
If you are looking for a luxury holiday home, easy lock -up & go property or a home for permanent living near the wonderful city of Tavira than this can you be the right choice for you. As the villa is at the final stage of construction, you have the possibility to buy a new built home, but actually step inside the house before you buy it instead of buying off plan and having to wait 1-2 years for the construction to finish; this house is almost finished already! This way you can see exactly what you will get when purchasing this amazing newly built home. A great addition when buying new built, is the 5 year construction warrantuee on that builders in Portugal provide.

Why wait? Contact us today to see this house. We are looking forward to meeting you and showing you the villa.

DIVINE HOME

DIVINE HOME

DIVINE HOME


DIVINE HOME

DIVINE HOME

## General details

- Year of construction: 2024
- Type: Detached
- View: Mountain views, Village view

- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling)
- 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, Access to terrace
- Lay-out: Ground floor, First floor
- Energy certificate: A+

## Exterior details

- Pool: Private
- Pool size: 23,80 m²
- Outside area: Private garden, Roof terrace
- Parking: Private parking space
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 5 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 30KM
- Ownership: Private ownership (On-shore)