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# Albufeira e Olhos de Água 345,000 €

## Ref: SVP2287

Take a look at this amazing 2 bedroom 2 bathroom townhouse inside a stunning and well established resort in Albufeira. Located on 800 meters from Sao Rafael beach.  It is a great investment property for either a lock-up and go, or a rental investment.

| 85sm | 0sm | 2 | 2 | YES |
|---|---|---|---|---|

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

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Large south facing semi-detached 2 bedroom townhouse located within a well established resort in Sao Rafael, Albufeira.

This property benefits from spacious rooms with great natural light and flow from room to room. Has private terrace of 20 meters which is elevated and overlooks the lovely swimming pool and then having the option of the beach only 800 meters walking distance from your door step is also a good feature.

Key information:

- 800 meters away Sao Rafael Beach and Arrifes Beach, 2 different beaches.
- 20 m2 private terrace with outside dining table, chairs and sun loungers
- Indoor living areas with plenty of natural light all day long
- Air conditioning in both bedroom
- Air conditioning in living room with also a log burner
- Fiber obtics internet high speed
- Living room with a sofa bed
- Downstairs bathroom with a shower
- Fully equipped kitchen with an outside private terrace laundry area
- Storage room with large electric boiler
- Main bathroom with a bathtub
- Condominium fees are €2,500 per year
- Parking within the resort
- Mature communal gardens
- Resort facilities:
reception, security, restaurant, bar, outdoor snack bar, outdoor gym, children's playground, swimming pool, tennis court and mini golf.

This a great investment property for either a lock-up and go, or a rental investment.

Located within easy distance of several top-class beaches. (Sao Rafael, Gale, Salagdos, and Fisherman Beach.)

The Albufeira marina is within walking distance and has a lot to offer these days, with a vibrant variety of restaurants and bars. 10-pin bowling, indoor electric go-carts, and plenty of different types of boat excursions from sunset part trips, and deep sea fishing trips, to dolphin watching trips. Albufeira has a lot to offer all year round. Ideal location for investment or holiday home.

Contact us for more information or to schedule a viewing.

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## General details

- Communal parking
- Year of construction: 1999
- Type: Semi-detached
- View: Pool view, Urbanization view

- Pool: Communal pool
- Outside area: Communal garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

## Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Boiler (electric)
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning
- Extras: Internet/Wifi, Fibre optics
- Other areas: Storage / utility room
- Lay-out: Ground floor, First floor
- Energy certificate: C

## Exterior details

- Garden
- Pool: Communal, Kids pool
- Pool size: big
- Outside area: Communal garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- View: Pool view, Urbanization view

- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. walking
- Golf course: 5 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 20 min. walking
- Airport: 25KM
- Ownership: Private ownership (On-shore)