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## Luz 1,150,000 €

### Ref: SVP2303

Located in the exclusive Ponta da Gaivota development, this fully renovated villa offers panoramic sea views, luxury finishes, and expansive living spaces. Featuring 1 master suite, 3 en-suite bedrooms, a modern designer kitchen, and an outdoor kitchen with BBQ, it's perfect for both comfort and entertaining. Enjoy a heated pool, multiple terraces, and energy-efficient solar panels. With dual access points, this versatile property offers great investment potential in Praia da Luz, making it ideal for multi-family living or rental opportunities.

**132sm** **445sm** **4** **4** **YES**

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

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

In the prestigious Ponta da Gaivota development, a rare opportunity awaits those seeking the perfect blend of luxury, comfort, and investment potential. This beautifully renovated villa, nearly twice the size of most homes in the area, offers breathtaking panoramic sea views and a wealth of high-end features that will exceed your every expectation.

As you approach the villa, the grand entrance invites you in, leading you to the upper level, where an expansive, sun-filled living room awaits. The space is airy and bright, complete with reversible air conditioning and an elegant pellet burner, ensuring comfort no matter the season. This open space seamlessly connects to a sleek designer kitchen, fully equipped with state-of-the-art appliances – a wine fridge, Bora induction cooktop, double fridge-freezer, and exquisite finishes throughout. It’s a chef’s dream, perfect for preparing gourmet meals while taking in the stunning views.

Just off the kitchen, a large master suite offers a peaceful retreat. With modern finishes, an en-suite bathroom, and direct access to the villa's sprawling terrace, it’s the ideal place to relax and unwind. Step outside, and you’ll be greeted by an expansive outdoor living area, complete with a fully equipped kitchen, BBQ, and electric awnings that provide shade and convenience. The spacious rear terrace offers privacy and ample space for creating a garden oasis or a serene recreational area.

On the lower level, the villa continues to impress with three generous en-suite bedrooms, each offering its own unique charm. These private spaces are perfect for family or guests, providing a peaceful retreat after a day of enjoying the Algarve's beauty. The modern, open-plan kitchen here is equipped with a central island and induction cooktop, leading directly to the pool area. Whether you’re lounging by the heated pool or enjoying the new terrace tiles, the outdoor living experience here feels like a private resort. An outdoor shower adds to the appeal, offering a refreshing experience after a swim.

The property also includes a functional laundry room, guest bathroom, and separate entrance for added flexibility. With energy-efficient solar panels and a solar water heating system, the villa is as environmentally friendly as it is luxurious. The low-maintenance costs, including affordable utilities and property taxes, make this an attractive option for those seeking value as well as style.

This villa is designed for versatility, with two independent access points that make it ideal for multi-family living or as a rental property. Located in one of the Algarve’s most sought-after areas, the potential for rental income is exceptional. Fully renovated and move-in ready, the villa even offers the option to negotiate the purchase of furniture, so you can start enjoying it right away.

This is more than just a home—it’s an investment in your future, in comfort, and in the lifestyle you’ve always dreamed of. Don’t miss the chance to make this one-of-a-kind villa in Praia da Luz yours. Reach out today to schedule a private viewing and discover the possibilities this exceptional property holds.

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## General details

- Year of construction: 2002
- Type: Detached
- View: Sea views, Countryside views, Pool view, Garden view
- Pool: Private pool
- Parking: Street parking, Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling) , Fireplace
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture negotiable
- Kitchen: Fully fitted
- Bathroom(s): Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Internet/Wifi, Alarm
- Lay-out: Ground floor, First floor
- Energy certificate: B-

## Exterior details

- Pool: Chlorine, Heated, Private
- Outside area: Private garden, Roof terrace
- Parking: Private parking space, Street parking
- View: Seaview, Countryside views, Garden view
- Sewerage: Mains drainage
- Beach: 5 min. walking
- Golf course: 15 min. by car
- Supermarket: 10 min. walking
- Restaurant: 10 min. walking
- Health centre: 15 min. by car
- Airport: 100KM
- Ownership: Private ownership (On-shore)