DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

Carvoeiro 290,000 €

Ref: SVP1325

Luxury villas in a brand new gated garden community in Carvoeiro. Located just a few minutes' drive from Carvoeiro town centre within walking distance of beaches and restaurants. Already 75% is sold. The construction is finished. Handover already started. Only one 3 bedroom semi detached villa available!!

0sm | 0sm | 0 | 0 | YES

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
www.divine-home.pt | info@divine-home.pt

Luxury 3 bedroom villas in a brand new gated garden community in Carvoeiro. Currently 90% is sold. The construction is finished. Handover already possible!.

AVAILABILITY
From a total of 16 villas 90% is sold. In below overview you can see exactly which villas are available for sale.
We have one 3 bedroom villa , and one 5 bedroom villa and a studio still for sale.

Villa 12- 3 bedroom semi detached villa up side down type

Villa 17- 5 bedroom villa

Apartment 18 - Studio apartment

The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs.

The villas with one communal pool and each with a built area of 150 m² are set in a 17.395 m² plot.

There are 2 different layouts for the 3 bedroom villas: The villas with the “Layout A (Villa 1-10)” The open-plan living/ dining/ kitchen area and a guest-WC are located on the ground floor and the 3 double bedrooms on the first floor. While one of the double bedrooms is en-suite, the other two bedrooms share a further bathroom.

These villas with the inverted “Layout B (Villa 11-16)”, have the living area on the first floor and the bedrooms on the ground floor. Each property has a private outdoor space. The upkeep of the communal gardens and swimming pool is shared between all owners. Private gardens vary from 100 to 400 m².

There is one 5 bedroom villa (Villa 17) with plunge pool with a construction area of 297m2 and a terrace and veranda area of 135m2. Private garden and large living area, Natural Galala Classic Marble floors ,Daikin Airconditioning,Underfloor heating.

PROPERTY FEATURES

• High grade marble floor-tiles both inside and outside
• Electrical underfloor heating
• Double glazed windows and doors
• Solar powered hot water production
• Bathrooms with walk-in shower
• Quality appliances throughout
• Daikin air conditioning
• Premium SANTOS kitchens & Silestone kitchen tops

ABOUT THE RESORT
The villas have been especially designed to ensure comfortable year-round and winter living. Great care has been taken with the use of fully
insulated foundations, positioning the floors a full half metre above ground level. The properties have a high standard of full thermal insulation, featuring underfloor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs. Upkeep of the communal
gardens and heated swimming pool is shared between all owners.

FACILITIES & SERVICES
Gated resort with 24-hour reception
Landscaped gardens
Putting green and playground
Parking& Storage
Hotel & rental managementservices
Maintenance & repairs

□Maintenance & repairs

General details

- Year of construction: 2023
- Type: Detached
- View: Countryside views
- Pool: Communal pool
- Outside area: Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Under floor heating (electric), Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted
- Bathroom(s): Shower, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Lay-out: Ground floor, First floor
- Energy certificate: B

Exterior details

- Pool: Communal
- Outside area: Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- Beach: 5 min. walking
- Golf course: 5 min. walking
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 10KM
- Ownership: Portuguese Lda (On-shore)