DIVINE HOME®
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Carvoeiro

Ref: SVP1325-A

Luxury 3 bedroom villa 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. 25% available and the construction is finished. Expectation to handover keys to the new owners at the end of Q4 in 2023.

150sm	0sm	3	2	YES

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AVAILABILITY
From a total of 17 villas 25% is available for you to choose from. There are 2 different layouts for the 3 bedroom villas: The villas with the "Layout A (Villa 1-10)" havec the open-plan living/ dining/ kitchen area and a guest-WC located on the ground floor and the 3 double bedrooms and 2 2 bathrooms on the first floor. While one of the double bedrooms is en-suite, the other two bedrooms share a further bathroom.

Villa 6 - Type A

The villa has 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.

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
2 condominium pools
Other on-demand services
Security

RENTALS
Each owner can choose freely whether or not to make their property available for touristic exploration during the times when they do not use it themselves. We have prepared 2 options which owners can choose from;

1. No touristic exploration;
2. Rental scheme

2. Rental scheme

General details

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

Interior details

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

Exterior details

- Pool: Communal
- Pool size: 30m
- Outside area: Communal garden, Fenced/walled terrain, Terrace / balcony
- Parking: Private parking space
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 45KM
- Ownership: Portuguese Lda (On-shore)