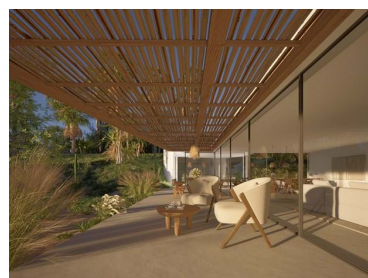




## Armação de Pêra - Villa



<b>4</b>	<b>4</b>	<b>450</b>	<b>7930</b>		<b>1 890 000 €</b> (EUR €)
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	

### Turnkey Project Luxury 4 Bedroom Villa

Detached 4 bedroom villa, turnkey project, represented in a perfect combination of luxury, comfort and contemporary design, in a privileged location close to the beach. The house blends into the Algarve's landscape, designed with natural colours and materials, and with exceptional luminosity. It values an exclusive, comfortable and quiet lifestyle, in a close relationship between indoor/outdoor in communication with nature. The villa consists of four suites; the master suite has a walk-in closet and the bathroom has an oval free-standing bathtub and an Italian shower. The living room and kitchen represent the main areas of the house, which are very spacious. The villa has an outdoor lounge space in front of it and all rooms have direct access to the garden. The house is divided into two functional areas: the area on the left with the common/social areas, such as the living room and kitchen and a toilet next to the entrance; and the area, on the right, where the intimate/private area of the house is located, with a large area of internal circulation in dialogue with the exterior. All rooms are oriented south/southeast, taking advantage of the view over the garden. In the basement, there is



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a garage sized for three parking spaces, including a storage area with natural light and a technical area. It also has a covered area next to the gate that allows more vehicles to park. Designed with principles of bio-climatic architecture, with sun protection, double glazing and frames with thermal cut, underfloor heating system with heat pump, solar thermal panel system for water heating and WiFi smart home alarm system. Features that make this the perfect property for those looking for a home with high quality standards. Located in a quiet and central area of the Algarve, between Albufeira and Portimão, 3 km from the nearest beach and 10 minutes from Lagoa dos Salgados, a place of great scientific interest at a geological and biological level, due to the fact that it is home to a large and varied number of bird species, and contains an enormous wealth of flora. It has easy access to several restaurants of varied cuisine, schools, a few minutes by car (Nobel - International School of the Algarve) and 40 minutes from Faro Airport. Five minutes from the A22 (Via do Infante), Armação de Pêra beach, Salgados beach, Galé beach, golf courses, such as the Salgados Golf Course, and equestrian centres.

## Property Features

- Washing machine
- Refrigerator
- Air conditioning
- Thermoaccumulator
- Garage
- Double glazing
- Solar heating
- Dishwashing machine
- Microwave
- Walk-in wardrobe
- Kitchen: Hob, Oven
- Living rooms: 1
- Extractor Fan
- Energetic certification: Exempt



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