DIVINE HOME®
IMOBILIÁRIA • REAL ESTATE

# Carvoeiro 445,000 €

## Ref: CPS001-C

This brand new condominium is currently under construction and will consist of 44 semi-detached villas with private pool and 32 apartments. The villas are 100% sold. Only some apartments available. First fase is finished. Next face is far advanced. (apartments) Expectation to finish resort in Q3 in 2024. Located in-between Carvoeiro and Ferragudo this is a tranquil location with beautiful views whilst still close to amenities and the beaches.

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AVAILABILITY
From a total of 44 semi-detached villas 100% is sold. But there is still choice.  We have 3 bedroom type of apartments, all in modern design. There are still great apartments available. One of them has amazing sea views and others have extra large terraces There is a choice for everyone!

5 1ste floor apartments

All apartments have a fully fitted kitchen, well designed bathrooms, private terraces, and access to prime amenities. Some of them has amazing sea views and others have extra large terraces.

ABOUT THE RESORT
Extraordinary land area with amazing views and the lowest construction density in this region. Limited number of units in a private touristic condominium. Outstanding location between picturesque village, golf courses and beaches. This exclusive nature resort with 44 semi detached villas with private pools and gardens; and 32 apartments with a common swimming pool and beautiful gardens. A small scale development on a 30 hectares (74 acres) land area, an outstanding location with a unspoiled views. All villas and apartments have a contemporary design and construction, being the perfect choice for holidays, second home or investment. All future owners will benefit from discounts at Pestana Golf Resorts.

FACILITIES & SERVICES
Gated resort with 24-hour reception
Condominium Pool
Restaurant & Bar
Outside parking
Hotel & rental managementservices
Maintenance & repairs
Landscaped gardens
 As owner you got access to discount on Golf course.
Security

RENTALS
Home owners are free to occupy their apartment seasonally, or year-round, as well as benefit from the resort’s services and amenities. When owners are abroad or simply not around, they can easily generate income through rentals with the on-site 24hour reception and rental management company.

FINISHINGS & FURNITURE
All apartments are being delivered with high quality finishings and it is possible to buy a furniture package. If you choose to rent out, it is mandatory to buy the furniture from the package as the quality of furniture needs to be same in all apartments.

PROGRESS OF CONSTRUCTION & KEY DELIVERY
Construction has started in July 2022 and the builder is expecting to built for 24-26months. The finalisation of construction is therefore forecasted for the 3th quarter of 2024. The villas are already finished. The are busy with the apartments. The inspection from the townhall will be requested and once all approved the town hall will provide the final touristic license for the resort. From this date, that the license is issued, it is possible to schedule the notarial deeds for final payment, becoming the owner and receiving the keys of your brand new, luxury apartment.

ABOUT THE BUILDER/ARCHITECTS
The Pestana Group, with more than 45 years of experience, has developed throughout it's history it's main activity in the tourism sector. With diversified presence in various areas, is the portuguese leader in the area of tourism and leisure. The group currently manages more than 90 units, between hotels and inns, spread across 15 countries, as well as 6 Golf courses and several tourist resorts. This portfolio was built based on strict principles of sustainability, adding value and preserving resources for future generations.

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## General details

- Year of construction: 2024
- Type: Attached
- View: Countryside views, Mountain views, Pool view, Garden view
- Pool: Private pool
- Outside area: Private garden, Communal garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Oven, Extractor fan, Dish washer, Hob (electric) , Fridge / freezer
- Bathroom(s): Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters
- Lay-out: Ground floor
- Energy certificate: A

## Exterior details

- Pool: Communal, Private
- Pool size: private pool: 6x3.5mtr
- Outside area: Private garden, Communal garden, Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 5 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 15 min. walking
- Health centre: 5 min. by car
- Airport: 10KM
- Ownership: Private ownership (On-shore)