DIVINEHOME®

Imobiliária | Real Estate

Faro — 1,895,000 €

Ref: SVP1506-36

High-end luxury villa with 5 bedrooms, 5 bathrooms, private pool and garden. Located right on the edge of the beautiful Ria Formosa Nature Reserve offering views towards the ocean.

416sm	977sm	5	5	YES

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606

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

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High-end luxury villa with 5 bedrooms, 5 bathrooms, private pool and garden. Located right on the edge of the beautiful Ria Formosa Nature Reserve offering views towards the ocean.
This high-end luxury villa is part of a private small urbanization with several similar properties.

The villa is divided over two levels.
On the lower level is the garage with an area of 84,8 m² offering plenty of space.
Further on this level a double bedroom with dressing area and en-suite bathroom with walk-in shower. Adjacent to the bedroom is the entrance to hall which leads on to the stairs to the next level, a laundry room, wine-cellar and your own private gymnasium with hammam.
Also on this level the room with the technical equipment.

Going up the stairs to the main level of the villa you enter the hall with guest toilet. The hall leads on into the open lounge, dining and fully equipped kitchen.
From this large open space you have access to the remaining 4 bedrooms with built-in wardrobes and all with en-suite bathrooms .
All the rooms on this level have sliding doors leading into the garden and towards the pool.

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General details

- Year of construction: 2024
- Type: Detached
- View: Sea views, City view, Pool view, Urbanization view, Garden view
- Pool: Private pool
- Parking: Garage
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Mains water
- Sewerage: Mains drainage

Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Access to garden
- Bathroom(s): Bath, Shower
- Bedroom(s): Built-in wardrobes, Airconditioning, Dressing room, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Alarm, Sliding doors
- Other areas: Wine cellar, Fitness room
- Basement
- Lay-out: Ground floor, Basement
- Energy certificate: A+

Exterior details

- Garden
- Pool: Private
- Pool size: 32 m²
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Terrace / balcony, Automatic irrigation
- Parking: Garage
- View: Seaview, City view, Urbanization view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: 15 min. by car
- Supermarket: 10 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 5KM
- Ownership: Private ownership (On-shore)