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## Faro 945,000 €

### Ref: SVP2212-08

This new development offers spacious, linked 4 bedroom, 4 bathroom villas with air conditioning, underfloor heating in the bathrooms and a private pool. Just a short distance to all kinds of amenities, this location is perfect for a permanent or holiday home.

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| 207sm | 0sm | 4 | 4 | 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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Discover a hidden gem in Faro with this stunning villa, currently under construction and awaiting its new owners. Offering 4 spacious bedrooms, 4 luxurious bathrooms with underfloor heating and air conditioning throughout, this property is the epitome of modern living.

With a private parking area for two cars in font of the villa you can walk directly into the property where you will find on the ground floor a spacious open lounge and fully equipped kitchen. From the lounge you have access through the large sliding doors to your private garden with pool. Further on the ground floor a bathroom and a bedroom with built in wardrobes.

The stairs in the lounge lead you to either the first floor or down to the spacious basement where there is plenty of space for a gym and/or home cinema.
On the first floor are 3 more bedrooms, all of these with en-suite bathrooms and built in wardrobes. The 2 bedrooms at the rear of the property have a shared balcony. The villa has a private roof terrace from where you can relax and enjoy the views over the Ria Formosa towards the Ocean.

Situated in front of the Ria Formosa Nature Reserve, you'll find yourself surrounded by an array of amenities just a short walk away. Plenty of restaurants to chose from, there's something to satisfy every craving within a 15 minute radius. In addition, grocery shopping is a breeze with 4 options to choose from nearby.

Education and transportation are also easily accessible in this community, with a reputable public school just a 9 minute walk away and 5 public transportation stops within reach.

With a private pool, breathtaking views, and a sought after A+ energy certification, this villa is truly a dream home in the making. Don't miss the opportunity to make this your forever oasis near Faro.

With prices from 945.000 € to 1.200.000 € (depending plot size & location) the first phase of the development is estimated to be finished in the first trimester of 2025.

Contact us today to schedule a viewing.

*Please note that the images presented are merely illustrative and therefore cannot be taken as binding and availability needs to be confirmed with the developer.

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## General details

- Year of construction: 2025
- Type: Detached, Semi-detached
- View: Sea views, Pool view, Urbanization view, Garden view
- Pool: Private pool
- Parking: Private parking space
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Heating
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling)
- Warm water: Solar Panels , Heatpump
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Access to garden
- Bathroom(s): Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Sliding doors, Fibre optics
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: A+

## Exterior details

- Garden
- Pool: Private
- Outside area: Private garden, Fenced/walled terrain, Roof terrace, Terrace / balcony
- Parking: Private parking space
- View: Seaview, Pool view, Urbanization view, Garden view
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Ownership: Private ownership (On-shore)