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# Albufeira e Olhos de Água 1,850,000 €

## Ref: SVP2341

Modern 4-bedroom villa in Vale Navio, Albufeira, set on a 727m² plot with 290m² of built area. Boasting A+ energy rating, BOSCH appliances, underfloor heating, air conditioning, pool, Jacuzzi, rooftop solarium, and sea views. High-end finishes throughout, including ROCA fittings and ceramic floors. Located in a tranquil urbanization near beaches and amenities.

| | | | | |
|---|---|---|---|---|
| 290sm | 727.22sm | 4 | 4 | YES |

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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Located in a prestigious urbanization near Albufeira, this stunning contemporary villa offers exceptional comfort, style, and energy efficiency. Set on a generous 727.22m² plot with a total constructed area of 290m², the property is distributed over three spacious floors — ground, first, and basement — and features a large rooftop solarium with sea views.

The villa showcases modern architecture and high-quality finishes throughout. With an A+ energy rating and sustainable technologies, it is designed for both luxury and eco-conscious living. The ground floor comprises a bright, open-plan living and dining area that flows seamlessly into a fully equipped kitchen, fitted with premium BOSCH appliances including an American-style fridge, induction cooktop, oven, microwave, dishwasher, and combined washer-dryer. Sleek white lacquered cabinetry, compact quartz countertops, and integrated LED lighting complete the modern kitchen design.

Also on the ground floor is a spacious bedroom with built-in wardrobes and a guest bathroom, making it ideal for guests or multigenerational living. Upstairs, you'll find additional bedrooms with white lacquered built-in wardrobes, all serviced by elegant bathrooms fitted with suspended ROCA sanitaryware, embedded ROCA faucets, and walk-in showers with glass enclosures.

The first floor has 3 ensuite bedrooms which open up to spacious balconies with excellent natural light and peaceful views of the surrounding area. From here, a staircase leads to the expansive rooftop terrace, perfect for sunbathing, entertaining, or enjoying panoramic views of the sea and landscape. This space could also be adapted to include a rooftop lounge or outdoor kitchen.

The basement level offers additional functionality with space that can be used as a home cinema, gym, games room, or even an office, depending on your lifestyle needs. There’s also direct access to the garden and pool area from this level.

Outside, the property continues to impress with a beautifully landscaped garden, a gas barbecue area, and a private swimming pool with a separate shallow zone ideal for children. For relaxation, the villa features a private spa Jacuzzi, creating a true resort-style environment.

Comfort and technology are seamlessly integrated throughout the home, including a Mitsubishi MXZ-5F102VF air conditioning system, electric underfloor heating, a BOSCH solar system with thermosyphon, and a Controlled Mechanical Ventilation (VMC) system for improved indoor air quality. Fiber optic internet, cable TV connections, video intercom, and built-in LED lighting fixtures are standard throughout.

The villa is perfectly located just minutes from Albufeira's beaches, golf courses, shops, restaurants, and international schools, yet tucked away in a quiet and upscale residential area offering peace and privacy.

This is an exceptional opportunity to own a luxury villa in one of the Algarve’s most desirable locations — whether as a full-time residence, holiday retreat, or high-return investment.

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## General details

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

## Interior details

- Heating : Under floor heating (electric), Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Washing machine, Dish washer, Hob (induction), Fridge / freezer, Access to garden, Access to terrace, Quartz worktop
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters, Internet/Wifi, Sliding doors, Fibre optics, Smarthome/Domotics
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: A+

## Exterior details

- Garden
- Pool: Chlorine, Private, Jacuzzi
- Pool size: 8x4
- Outside area: Private garden, Fenced/walled terrain, Electric gate , Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Garage
- View: Seaview, Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 5 min. by car
- Airport: 40KM
- Ownership: Private ownership (On-shore)