



## Cabanas de Tavira

210,000 €

**Ref: SAP1045-E**

Beautiful luxury resort with high rental potential right on the edge of the Nature Reserve Park Ria Formosa. From 2 exterior pools, interior pool, health club, other sports facilities, kid's club, restaurant, bars, 24 hour reception and their own transport through the Ria Formosa up to the long stretched golden beaches. A must see!



82sm



105sm



0



2



YES

Unique opportunity! There are now 46 apartments for sale in this beautiful resort. The resort has a high rental potential due to its great location right on the nature reserve "Ria Formosa". The islands, beaches, nature and tranquility bring everything you could wish for. This luxury resort has 2 outdoor swimming pools, one of which is 50 meters long, a heated indoor swimming pool, fitness club, sports facilities, children's club, restaurant, bars and a 24-hour reception. The resort also has a boat to go to the long stretched golden beaches. A unique opportunity to own an apartment right by the sea in an affordable price range.

These Duplex Penthouse apartments consist of 2 studio apartments, one on each level. The entrance leads into an open plan spacious lounge with double bed and kitchenette. From the lounge with air-conditioning you have access to the terrace of the property. The kitchenette comes fully equipped with all essentials. The bathroom is located near the entrance of the apartment. Interior stairs lead up to the second studio on the higher level which is equally equipped.

The duplex apartments can also be used / rented out separately as they each have their own entrance from the condominium and also an interior door which creates the Duplex option.

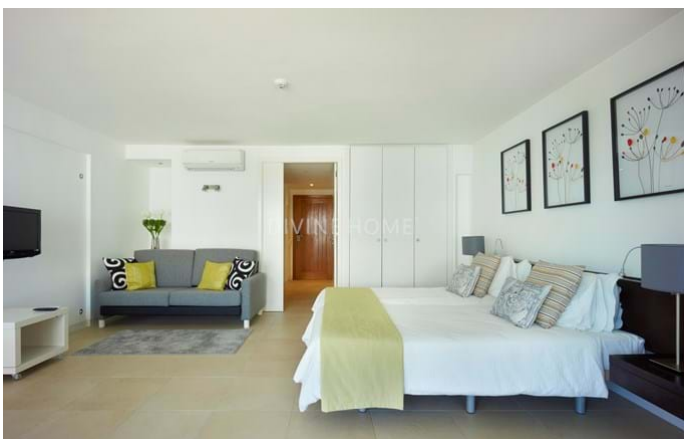
This apartment is ideal as a holiday apartment or investment for rental. The resort offers up to 4% guaranteed return, depending on the number of weeks / months of private use.

There are two units available:

One at 180.000 € with internal area of 84.95 m<sup>2</sup> and terrace area of 19.60 m<sup>2</sup>

One at 190.000 € with internal area of 82.55 m<sup>2</sup> and terrace area of 22.50 m<sup>2</sup>

Please note that the photos are from the show apartment and as indication, layout and furniture may vary.



## General details

- Type: Attached
- View: Sea views, Pool view, Village view, Garden view
- Pool: Communal pool
- Outside area: Communal garden
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted , Hob , Oven, Extractor fan
- Bathroom(s): Shower
- Bedroom(s): Airconditioning, Access to terrace
- Other areas: Fitness room, Games room
- Energy certificate: C

## Exterior details

- Pool: Communal, Heated
- Pool size: 2 outdoor and 1 indoor
- Outside area: Communal garden, Automatic irrigation
- Beach: 5 min. walking
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)