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Albufeira e Olhos de Água 245,000 €

Ref: SAP1090

This fantastic two bedroom, two bathroom apartment is on the second floor of the sought after Albufeira Marina development. With 180 degree views of the Marina and sea it will make the perfect holiday home or permanent residence. The property has air-conditioning, gas central heating, underground parking and a large swimming pool!

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Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
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This fantastic two bedroom, two bathroom apartment is set on the front-line of the Albufeira Marina Development with views directly over the Marina to the sea. These sought-after candy coloured buildings were designed by renowned Portuguese architect "Tomás Taveira" to incorporate an aquatic "boat like" feel, with porthole windows and chimney stacks that are reminiscent of a large luxury cruise liner. The building was finished in 2003 to a very high standard and has become a landmark in Albufeira.

The complex has several large swimming pools, vibrant restaurants and bars, supermarkets, Gym, a selection of boutiques and a large underground car-park all overseen by video surveillance and 24 hour security. The Albufeira "old town", its bars, restaurants, nightlife and beaches are a 10 minute stroll from the complex. The more secluded coves that run between Sao Rafael beach to Gale are just a few minutes in the car. There are several championship golf courses within easy reach, Salgados is less than 10 minutes in the car and Vilamoura is just under 30 minutes. Faro airport is also less than 30 minutes and the vibrant cities of Lisbon or Seville are just over 2 hours drive.

The apartment is on the 2nd floor and serviced by an elevator that goes directly to the pool and private underground garage. Inside the apartment there is a spacious entrance hall with cupboards and storage. This flows directly to the large living/dining room which is both spacious and light, with duel aspect windows and two private balconies. The galley kitchen is well designed and fully fitted. The master bedroom has built in wardrobes and en-suite bathroom. The second guest bedroom also has fitted wardrobes. there is a second "social bathroom that services guests. The property is being sold fully furnished so you can move straight in.

The apartment benefits from air-conditioning and central heating throughout, there is high speed internet and integrated alarm system that is linked directly to the 24 hour on-site security office. The underground garage has private and secure access for owners from the street and direct access to the apartments by elevator.

In summary this an amazing apartment that has been lovingly looked after by the owners with very little personal use. It has amazing potential as a rental investment and will make the perfect holiday home or permanent residence. It has been priced competitively for an expedient sale so early viewings are highly recommended for interested clients.

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General details

- Year of construction: 2003
- Type: Attached
- View: Sea views, Countryside views, Marina view
- Pool: Communal pool
- Outside area: Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage
- Furnished
- Wheelchair accessible

Interior details

- Heating : Central heating (gas) , Airconditioning (heating + cooling) , Central heating
- Warm water: Boiler (electric)
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Washing machine, Dish washer, Hob (gas) , Fridge / freezer, Granite worktop
- Bathroom(s): Bath, Shower, Bidet, Heating
- Bedroom(s): Built-in wardrobes, Airconditioning, En-suite bedroom (s)
- Extras: Internet/Wifi, Alarm
- Floor: 2nd
- Lay-out: Second floor
- Energy certificate: C

Exterior details

- Pool: Communal, Chlorine
- Pool size: 15x11
- Outside area: Terrace / balcony
- Parking: Garage
- Beach: 5 min. walking
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Health centre: 5 min. by car
- Ownership: Private ownership (On-shore)