

**Albufeira e Olhos de Água**

**1,490,000 €**

**Ref: SVP1173**

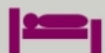
Exclusive "smart" villa set in a prime location overlooking Albufeira marina and the sea. The south facing orientation means the property takes all day sun. The house has home automation system controlled by mobile phone, heating and cooling systems to provide all year round comfort and an "A" energy rating.



**311sm**



**991.89sm**



**4**



**5**



**YES**

This beautiful villa has been recently finished to the highest standards. It incorporates the most modern technologies to create the perfect environment for modern life. Set in a plot of nearly 1000m<sup>2</sup> the house is just over 300m<sup>2</sup> constructed size that is built over 3 floors. The prime location overlooking Albufeira Marina is southeast facing and offers spectacular views of the city, marina and sea and boasts all day sun on the gardens, infinity pool, terraces and rooftop Jacuzzi. The house is fully fitted with underfloor heating, integrated air-conditioning, central vacuuming system, double glazing, electric shutters with central locking, alarm, video surveillance and home automation system that can be controlled from a smart phone.

The house is located centrally in the plot with expansive gardens all around. At the front of the house there are covered terraces and sun-terraces and the infinity pool is preinstalled for heating. At the back of the property there are large lawns covered terrace and BBQ area. The gardens have been tastefully landscaped to offer an easy low maintenance lifestyle, with multiple lighting points throughout it is as dramatic at night as it is beautiful during the day.

You enter the plot through electric gates for both the pedestrian and vehicle entrances, the pedestrian gate has video entry phone system and the vehicle access leads directly to the underground garage and basement that has parking for two cars, storage and a room that can be converted to games room or home cinema.

On the ground floor the large door opens to a spacious entrance hall with feature staircase finished in steel and glass. This flows to the left into the large open plan living room that combines with the dining area and modern kitchen that is fully fitted with Teka machines. The high ceilings, recessed lighting and floor to ceiling double glazing make this a truly beautiful space that offers an abundance of light from two aspects. To the right of the entrance hall are two double bedrooms both of which are en-suite with fitted wardrobes and have direct access to the gardens, terraces and pool. On the ground floor there is also a separate social bathroom for visiting guests.

On the first floor of the property is a 3rd suite which has direct access to the large roof terrace with Jacuzzi and breathtaking views. The 4th bedroom also has a private terrace and would serve easily as an office if required. There is a social bathroom on the 1st floor which services the 4th bedroom and roof terrace.

In summary this is a beautifully designed and finished property. The combination of state of the art machinery, large light spaces and incredible location make this one of Albufeira's luxury landmark homes. Early viewings are highly recommended as this house will make an excellent permanent residence, holiday home or rental investment! Contact us now to book your (video) viewing.



## General details

- Year of construction: 2020
- Type: Semi-detached
- View: Sea views, Marina view, City view
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Mains water
- Sewerage: Mains drainage
- Wheelchair accessible

## Interior details

- Heating : Under floor heating (heat pump), Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Extractor fan, Washing machine, Dish washer, Hob (induction), Fridge / freezer, Access to terrace, Granite worktop
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Central vacuum system, Electric shutters, Internet/Wifi, Alarm
- Other areas: Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement
- Energy certificate: A

## Exterior details

- Pool: Chlorine, Private
- Pool size: 10x4
- Outside area: Private garden, Fenced/walled terrain, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Garage
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 5 min. by car
- Airport: 25KM
- Ownership: Private ownership (On-shore)