



## Albufeira e Olhos de Água

**Ref: SVP1310**

Spacious 2 bedroom, 3 bathroom townhouse set in a small and beautiful condominium in Albufeira, 5 minutes from the beach by car. Built to high standards using high quality materials, stunning gardens and swimming pool. Underground garage with 2 parking spaces and enclosed garage with direct access to the property. Has attic with the possibility to add a 3rd bedroom. Great investment property. Algarve shopping is 3 minutes by car.



130sm



178sm



2



3



YES

Spacious 2 bedroom, 3 bathroom townhouse set in a small beautiful private condominium with stunning gardens and swimming pool and is only 5 minutes drive to the beach. Set in a lovely location with amazing countryside views that stretch to the Mochique Mountains. There is a local Portuguese restaurant only a few meters away where they have local Portuguese cuisine, such as dish of the day. The Algarve shopping centre is only 3 minutes by car.

These townhouses have been beautifully built to high standards using high quality materials. Ground floor entrance with good size kitchen with pantry, further has ground floor WC with shower, the south facing living/dining room which has 2 patio doors that access the south facing terraces. Inside there are 2 stairs, 1; direct access to the private enclosed garage perfect for storage, then there is a second stairs the the first floor where you find both bedrooms that are to good sizes good natural light both with built in wardrobes and en-suites. From this first floor there is the possibility to create a 2nd floor or Attic thus giving you an extra bedroom and also is allowed to create a skylight to give natural light, this concept has idea has been done already by several other property owners on condominium.

This is a great property to use as a lock up holiday home or a summer rentals. This is a great investment property which is very well priced.

- Air conditioning
- Electric shutters-
- Video intercom
- Unground garage with 2 parking space
- Condominium fees are: €750 per year
- 1 private enclosed garage w. direct access to property
- South facing terrace and living room
- South facing balcony from the bedroom
- Well kept gardens
- large infinity swimming pool

Albufeira is a well-known for its beautiful beaches and stunning costlines. Albufeira is a good investment location for holidays or all year living. The airport is 25 minutes by car. The Algarve shopping centre with Cimina etc is only 5 minutes by car. Enquire now for further details or book a virtual viewing.

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## General details

- Year of construction: 2012
- Type: Attached
- View: Countryside views
- Pool: Communal pool
- Outside area: Communal garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Boiler (gas)
- Insulation: Double glazing, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Electric shutters
- Other areas: Storage / utility room
- Basement
- Lay-out: Ground floor, First floor, Basement, Attic (storage)
- Energy certificate: C

## Exterior details

- Pool: Communal
- Pool size: big
- Outside area: Communal garden, Terrace / balcony, Automatic irrigation
- Parking: Private parking space, Garage
- Beach: 5 min. by car
- Golf course: 5 min. by car
- Supermarket: 5 min. walking
- Restaurant: 5 min. walking
- Health centre: 5 min. walking
- Airport: 25KM
- Ownership: Private ownership (On-shore)