



## Portimão - Residencial



 3	 4	 240	 160			<b>545 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### 3 bedroom villa with garage and swimming pool

House T3 | 3 Suites | Swimming Pool | Carpot Parking | Rooftop | Portimão

Exclusive 3 bedroom villa with quality finishes and materials with east and west solar orientation located in an urbanization with great appreciation and demand! This villa consists of:

Ground floor we find a hall with bathroom to support the living room and kitchen, an en-suite bedroom with built-in wardrobe. Following we find a storage room for storage and a large open-space living and dining room with a fully equipped modern kitchen, from this we have access through the large double glazed doors to the garden to the barbecue area and swimming pool. Still on this floor, on the outside, we have covered parking space (carport) with electric charger.

Floor 1 with access through an imposing wooden staircase we find two en-suite bedrooms. One suite



**Carla Luz**

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Urb. Socigar 36, 8400-216 - Ferragudo - LGA  
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with dressing room, private balcony and access to the Rooftop, the other suite with built-in wardrobe and private balcony.

Comfort finishes such as:

- Video intercom system
- Underfloor heating throughout the house with heat pump,
- Thermal and acoustic insulation,
- ARTEBEL Thermal Block Construction,
- Capoto - ETICS - Exterior cladding of the entire villa
- Premium frames with double glazing,
- Electric shutters,
- Solar panels for DHW heating, a sustainable option that contributes to the energy efficiency of the home and reduces energy expenses,
- Air conditioning in all rooms,
- Toilet taps in monochrome black,
- LED lights embedded in the ceiling of the entire house,
- Armored entrance door, which provides greater security,
- Automatic entrance gate,
- Automatic garage door,
- Socket for electric cars,
- Swimming pool

Don't miss out on this investment opportunity! Book your visit now, make your proposal and we will close the deal!

We carry out online visits to properties in real time through video call (WhatsApp/Messenger) and/or videoconference (Skype/Zoom).

... And you know, the best deals are with BP ALGARVE REALTY!



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## Property Features

- Air conditioning
- Double glasses
- Internet Fiber
- Ceramic floor
- Garden
- solar panels
- automatic gates
- Built year: 2025
- Central location
- Typical Algarve Area
- 40 minutos Aeroporto de Faro
- 1/+ Balcony
- Nature view
- Luxury life style
- Valorization zone
- Underfloor heating
- Equipped kitchen
- automatic blinds
- Pool
- lounge area: sim
- synthetic grass
- mains water
- Short distance to daily services
- Energetic certification: A+
- Garage
- 10 min. of beaches
- Close to supermarket, schools, bus stop
- Marina, Golf, Restaurants
- New building



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