



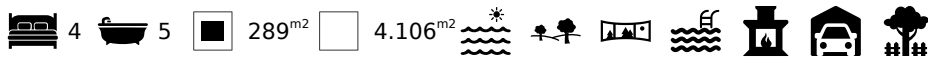
**SOLD**



## Contemporary meets Traditional 4 Bedroom Villa with Sea Views, Albufeira

VILLA IN ALBUFEIRA

ref. **S5160**  
**2.495.000€**



### Location +

Town	Albufeira
Parish	Albufeira e Olhos de Água
Municipality	Albufeira, Faro
Region	Algarve (Central)

### Details +

Usage	Residential
Type	Villa
Construction Year	2013
Rooms	10
Bedrooms	4
Bathrooms	5
Floors	3
Furnished	Fully

- Living area 289m²
- Plot 4106m²
- 4 bedrooms, 5 bathrooms (4 en-suite)
- Construction year 2013
- Pool and jacuzzi
- Close to beach and amenities

This unique property was rebuilt from an older villa in 2012 bringing it right up to date with the latest technology and intelligent home control for modern and comfortable living in a tranquil sought after area. With breathtaking panoramic sea views this fantastic villa has the best location for proximity to blue flag beaches, Michelin star gourmet restaurants and local traditional cafés, supermarkets and restaurants.

The villa is set in an elevated position nestled in the hills always known as "millionaires row" with a small hamlet of other high end exclusive homes with discerning neighbors. The property sits on its own large fully fenced plot and has been designed not to be overlooked on the terraces and living areas.

Entering the property through electric entrance gates up a long sweeping calçada drive brings you to the side of the property



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	289 m <sup>2</sup>
Usable area	323 m <sup>2</sup>
Plot Area	4.106 m <sup>2</sup>

### Access +

Electric Gates

### Parking +

Garage, Driveway, Entrance Hall

### Living Room +

Fully Furnished

### Terrace +

Balcony/Terrace

### Kitchen +

Fully Fitted, Laundry, Utility

### Other Rooms +

Basement, Storage, Office/Study, Sauna, Gym

### Bedroom +

Fully Furnished, Fitted Wardrobe, Dressing Area

### Bathroom +

Guest Toilet

### Heating-Cooling System +

Under floor heating, Fireplace

### Equipment +

Cable/Satellite TV, Solar (Water), Central Vacuum, Alarm System, Intercom, Video Intercom, Safe, Internet/Phone

### Water-Electricity-Drainage +

Mains water, Borehole, Mains electric, Mains drainage

### Windows +

Electric Shutters/Blinds, Double glazing

with ample parking and a two car garage. From here is a pre-installation for an elevator if so desired. The entrance hall to the villa has the video screen for the intelligent system allowing you to set the ambient air temperature, open window blinds and even interior curtains. With c.c.t.v. you can control this via internet and phone when away from the home. On this level are the lounge, kitchen and dining areas all with extensive south facing windows to take in the ocean view at all times. The lounge has a hanging wood burning fireplace and a beautiful feature wall in slate. The modern kitchen is fully fitted with central island, dining area and walk in pantry leading to a laundry, utility room and the garage. The dining area has a tropical aquarium set in one wall with the opposite wall comprising completely of floor to ceiling windows with views over the infinity pond to the ocean beyond. Upstairs are three stylish bedrooms with deluxe en-suite bathrooms completely lined with imported marble from Italy and India. All bedrooms have a private Zen garden with sea views and walk in dressing rooms with fitted wardrobes. On the lower level of this exquisite home is a full gymnasium with sauna and Turkish bath, Jacuzzi hot tub and indoor pool. There is also another smart bedroom with luxury en-suite bathroom and views over the infinity pool to the sea.

The quality of the materials, fixtures and fittings of this property are of the highest standard with underfloor heating and cooling and even ceiling heating and cooling giving the most comfortable living conditions all year round.

The grounds of the villa have delightful decked terraces, hanging gardens, heated infinity pool, ponds, fragrant herbs and indigenous fruit trees making this wonderful home is a true paradise.

### Amenities

- Intelligent home control system.
- Under floor heating and cooling.
- Ceiling heating and cooling.
- Double glazed windows with thermal protection.
- Electric window blinds.
- Solar energy with payback.
- Heated infinity pool.
- Alarm.
- C.C.T.V.
- Internet wi-fi and phone line.
- Central Vacuum
- Central Sound System to all rooms and terraces.
- Pre-installed for elevator.
- Video entry with electric gates.
- Double garage.
- Mains water plus borehole with dual meters for garden.
- Auto-irrigated gardens.



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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## YOUR PROPERTY SPECIALISTS

### Pool +

Swimming Pool, Jacuzzi, Private, Heated, Infinity edge, Shower, Lighting

### Garden +

Private, Landscaped, Fenced, Auto irrigation, Trees, Lighting, Pond, BBQ

### Exterior +

Courtyard

### Views +

Sea View, Panoramic View, Countryside View

- Gymnasium, sauna, Turkish bath.
- Pond
- Aquarium

### Location

- Distance to Beach: 2km
- Distance to Golf: 2.5km
- Distance to School: 2km



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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



*View*



*Lounge*



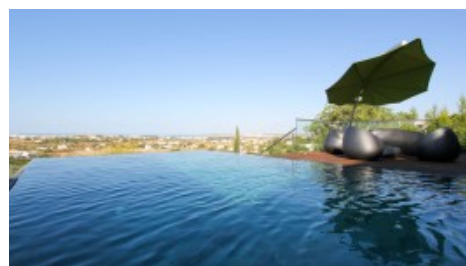
*Dining*



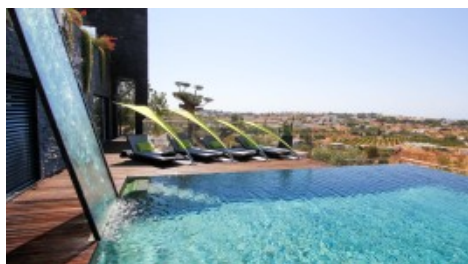
*Terrace*



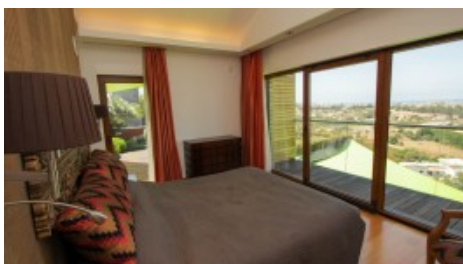
*Gym*



*Pool*



*Waterfall*



*Master Bedroom*



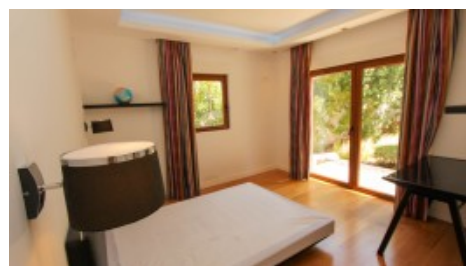
*Master Bathroom*



*Basement Bedroom*



*Basement Bathroom*



*Bedroom*



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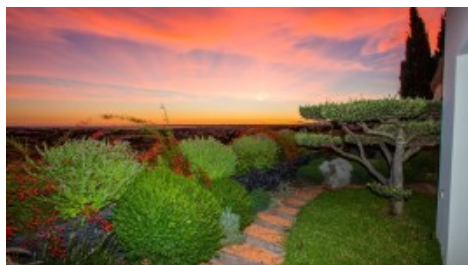
*Pool with Water Feature*



*Entrance hall*



*WC*



*Sunset Views*



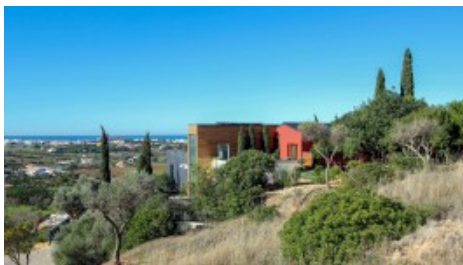
*Sunset on Deck*



*Driveway*



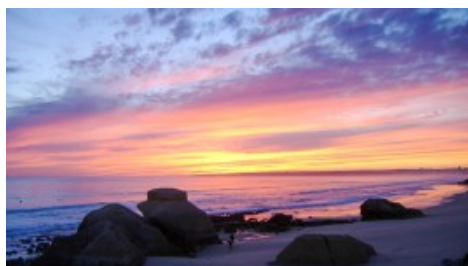
*Pond*



*Villa & View*



*Nearby Beach*



*Galé Beach at Sunset*



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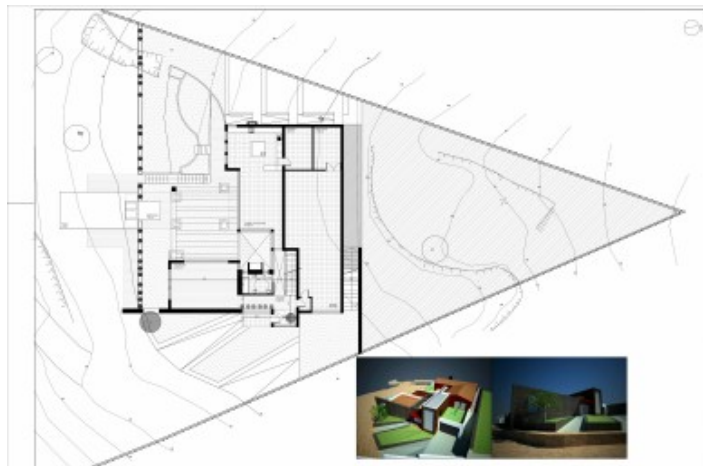




## FLOOR PLANS



*Plans Ground Floor*



*Plans First Floor*



*Plans Spa*