

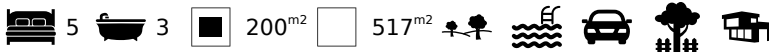


## Off plan 4+1 bedroom luxury villa in a tranquil country suburb between Lagos and Portimao

VILLA IN MEXILHOEIRA GRANDE

ref. LE2251

790.000€



### Location +

Town	Mexilhoeira Grande
Parish	Mexilhoeira Grande
Municipality	Portimão, Faro
Region	Algarve (West)

### Details +

Usage	Residential
Type	Villa
Rooms	7
Bedrooms	5
Bathrooms	3
Floors	2

- Living area approx. 200m<sup>2</sup>, Construction area 255m<sup>2</sup>
- Plot size 517m<sup>2</sup>
- Build time approx. 10 months
- 4+1 bedrooms
- 3 Bathrooms, (1 en-suite)
- Use of advanced building materials
- Distance from beach 13km

This approved, off-plan luxury villa will be built using high quality sustainable materials and feature natural finishes. Located in a quiet urbanisation with a country view conveniently not far from Lagos and Portimao with their famous beaches. This villa is offering an exclusive chance to own a unique property in a sought-after location in the Algarve. Options are available to customise extras or make changes to finishes. Building contractor in place, ready to start.

#### Ground Floor:

- Entrance hall
- Open plan living/dining room/kitchen
- Feature patio doors to terrace and swimming pool
- 2 double bedrooms and family bathroom
- Utility Room



YOUR PROPERTY SPECIALISTS

**Areas +**

Living Area	200 m <sup>2</sup>
Usable area	255 m <sup>2</sup>
Plot Area	517 m <sup>2</sup>

**Access +**

Tarmac

**Parking +**

Carport, Driveway

**Living Room +**

Open Plan, Lounge/Dining

**Terrace +**

Balcony/Terrace, Garden Terrace

**Kitchen +**

Fully Equipped, Open Plan

**Other Rooms +**

Storage, Utility Room

**Bedroom +**

Fitted Wardrobe, Dressing Area

**Bathroom +**

2 Family Bathrooms, 1 En-Suite

**Heating-Cooling System +**

Under floor heating

**Equipment +**

Internet/Phone, Cable/Satellite TV,  
Solar (Water)

**Water-Electricity-Drainage +**

All mains

**Windows +**

Double glazing

**Pool +**

Private

**Garden +**

Private, Landscaped, Walled

- Office/Study

First Floor:

- Principal bedroom with en-suite, dressing room and balcony
- 2 double bedrooms with shared bathroom
- Fitted wardrobes
- Upper lounge/landing with patio doors to large first floor terrace

Exterior:

- Landscaped gardens
- Private swimming pool
- Carport
- Covered terraces

Amenities

- Mains utilities
- Landscaped gardens
- Eco-friendly heat pump & AC
- Double glazing
- Anti-mould breathable materials
- Fully equipped kitchen

Location

- 13km to the nearest beach
- 6.6km to nearest golf course
- 8.8km to nearest school
- 78km to Faro airport
- 7.9km to nearest village and amenities



Lagos Office - ALGARVE:  
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5  
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

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YOUR PROPERTY SPECIALISTS

**Views +**

Countryside View, Mountain View

**Extra Features +**

Modern Construction



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## PHOTO GALLERY



*Property*



*View of Monchique*



*Plot*



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## FLOOR PLANS



*Floor plans*