



SOLD

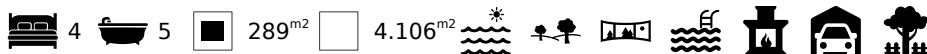


Contemporary meets Traditional 4 Bedroom Villa with Sea Views, Albufeira

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 ²
Usable area	323 m ²
Plot Area	4.106 m ²

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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+351 289 322 134
enquiries@togofor-homes.com
www.togofor-homes.com



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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PHOTO GALLERY



View



Lounge



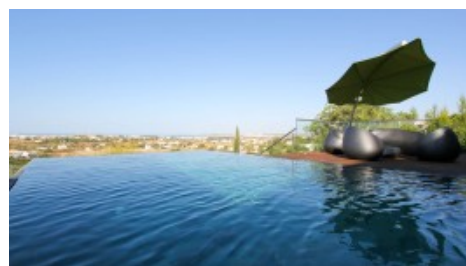
Dining



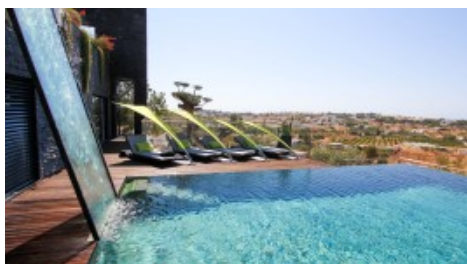
Terrace



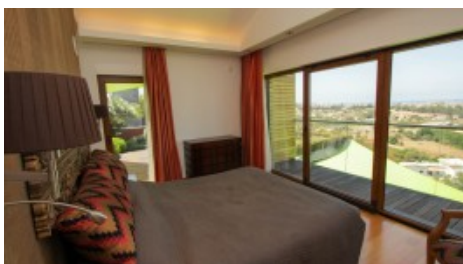
Gym



Pool



Waterfall



Master Bedroom



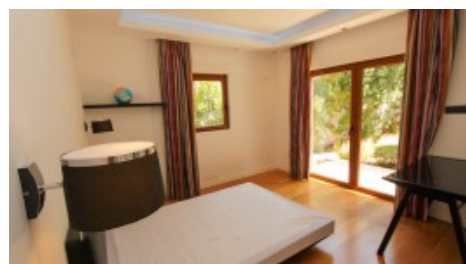
Master Bathroom



Basement Bedroom



Basement Bathroom



Bedroom



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Pool with Water Feature



Entrance hall



WC



Sunset Views



Sunset on Deck



Driveway



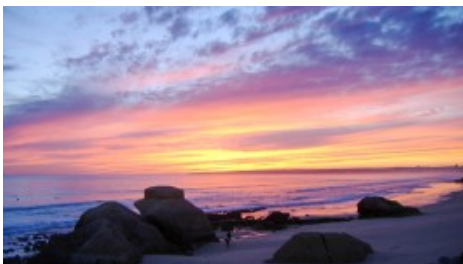
Pond



Villa & View



Nearby Beach



Galé Beach at Sunset



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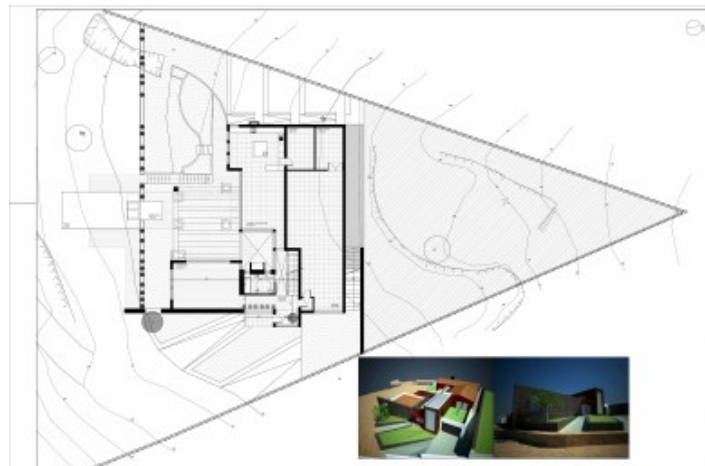
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FLOOR PLANS



Plans Ground Floor



Plans First Floor



Plans Spa