



## Contemporary 3 Bedroom Eco-Friendly Linked Villas in Boliqueime

TOWNHOUSE IN BOLIQUEIME

ref. VM1770  
780.000€



### Location +

|              |                   |
|--------------|-------------------|
| Town         | Boliqueime        |
| Parish       | Boliqueime        |
| Municipality | Loulé, Faro       |
| Region       | Algarve (Central) |

### Details +

|                   |             |
|-------------------|-------------|
| Usage             | Residential |
| Type              | Townhouse   |
| Construction Year | 2021        |
| Rooms             | 4           |
| Bedrooms          | 3           |
| Bathrooms         | 3           |
| Floors            | 2           |

- Living Area 177m²
- Plot Size 342m²
- Year of Construction 2021
- 3 Bedrooms, 3 Bathrooms, 1 En-Suite
- Walking Distance to Shops and Restaurants
- Smart Home Domotics
- Pool 10 x 3 m heated with cover and solar
- 7.5 km to the closest beach

These Mediterranean linked villas are located just a short stroll from all amenities of the quaint village of Boliqueime. Built with luxury lifestyle in mind the open plan living with special features bring the Algarve light inside in abundance.

### Ground Floor:

- Open plan living area
- Open plan modern kitchen with Island
- Sunken living area
- Stairway to upper floor with office space underneath
- Bathroom
- Indoor planters with Mediterranean ferns
- Patio doors to garden



#### Areas +

|             |                    |
|-------------|--------------------|
| Living Area | 177 m <sup>2</sup> |
| Usable area | 205 m <sup>2</sup> |
| Plot Area   | 342 m <sup>2</sup> |

#### Parking +

Carport

#### Living Room +

Lounge/Dining

#### Kitchen +

Open Plan, Fully Fitted, Modern

#### Other Rooms +

Storage

#### Bedroom +

3 on First Floor, Fitted Wardrobe, Dressing Area

#### Bathroom +

1 En-Suite, 1 Family Bathroom, Guest Toilet

#### Heating-Cooling System +

Under floor heating, Log/wood burner, AC

#### Equipment +

Alarm System, Solar (Water), Video Intercom

#### Water-Electricity-Drainage +

All mains

#### Windows +

Double glazing, UVA Protection

#### Pool +

10x2,5m, Private, Solar Heated

#### Garden +

Landscaped, Auto irrigation

#### Views +

Countryside View

#### First Floor:

- Master bedroom with dressing area and en-suite bathroom
- Master Bedroom Terrace with garden & countryside views
- 2 guest bedrooms with fitted wardrobes
- Family bathroom
- Hallway with skylight

#### Outside:

- Heated swimming pool with automatic cover
- Easy to maintain gardens
- Annex with BBQ, WC, machine room and solar panels for pool heating
- Car port for 2 cars
- Automatic entrance gate

#### Amenities

- Air conditioning in all rooms
- Home automation for lighting control, blackouts curtains, underfloor heating and AC
- Heated swimming pool (by Solar) with child safety automatic rigid cover
- Under floor heating with high energy efficient hydraulic heat pump support
- Wood burning fireplace
- Video entry phone
- Pre-installations - CCTV / alarm
- Car port with automatic door for 2 cars
- Annex in garden for storage with machine room and w.c.
- Barbecue/outdoor kitchen
- Wi-Fi in all rooms with fibre optic options locally installed
- Mediterranean gardens with automatic irrigation

#### Location

- 5 km from the coast
- 7.5 km to the closest beach
- 240 meters to 2 supermarkets
- Less than 300 meters (5 minute walk) to cafes and restaurants
- 300 meters to the nearest school
- 2.9 km to the international school
- 4.9 km to the nearest golf course
- 27.4 km to Faro airport

#### Other Info

- A full furniture package as seen in 3D images can be obtained for approx. €80,000



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- No condominium fees



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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## PHOTO GALLERY



Lounge



Lounge



Dining



Office



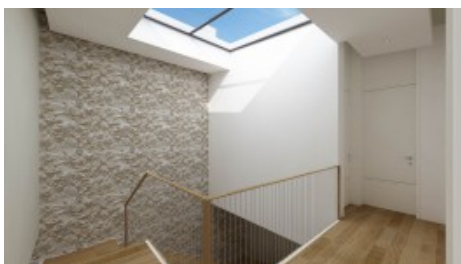
Pool



Bathroom



Stairs



Landing



Master Bedroom



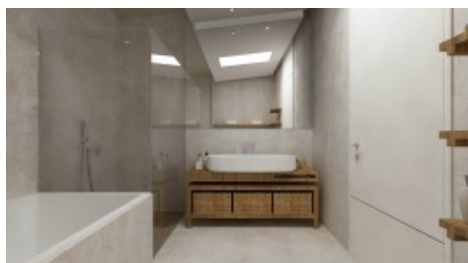
Master Bathroom



Master Bathroom



Dressing Area



Guest WC



Villa & Pool



Front of property



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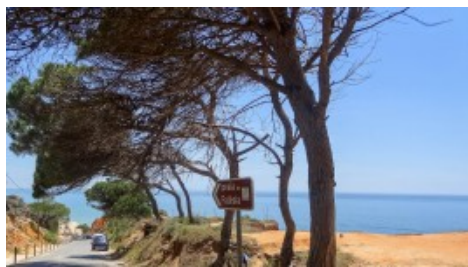
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*Local beach*



*Boliqueime Church*



*Praia da Falésia*



*Floor Plan Ground Level*



*Floor Plan First Level*



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