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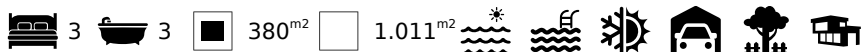
## Off Plan: Luxury Contemporary 3 Bedroom Villas with Ria Formosa Views in Faro

VILLA IN FARO

ref. VM1999

1.590.000€

1.290.000€



### Location +

Town	Faro
Parish	Montenegro
Municipality	Faro, Faro
Region	Algarve (Central)

### Details +

Usage	Residential
Type	Villa
Construction Year	2023
Rooms	5
Bedrooms	3
Bathrooms	3
Floors	2

- Living area from 515-520 m²
- Plot size 1011m² (Average)
- Completion 2023 - 2024
- 3 Bedrooms, 3 En-Suite bathrooms, 1 WC
- Distance to Beach 4.5km
- Close to Shopping, Restaurants, Universities, Health Centres
- All Villas Enjoy a River View Due to Elevations
- Gated Secure Community with On-Site Concierge Service

These luxury spacious villas with open plan living areas & large basements are located overlooking the Ria Formosa Lagoon within a private enclosed estate of 5 hectares. Each villa boasts its own heated saltwater pool surrounded by landscaped Mediterranean style garden with automatic irrigation and also includes a wonderful patio area with fountain. These contemporary villas are built to sit sympathetically within the natural topography, with a flat roof covered with artificial grass.

### Ground Floor:

- Entrance lobby
- Large open plan lounge/kitchen/diner
- Kitchen has an island with top-quality cabinets and appliances



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### Areas +

Living Area	380 m <sup>2</sup>
Surface area	521 m <sup>2</sup>
Plot Area	1.011 m <sup>2</sup>

### Parking +

Garage, Underground, Autom.  
Garage Door, Driveway

### Kitchen +

Own Entrance, Kitchen/Dining, Fully  
Fitted, Modern

### Other Rooms +

Storage, Laundry, Wine Cellar,  
Sauna, Gym, Basement

### Heating-Cooling System +

Electric heaters, AC

### Equipment +

Alarm System, Solar (Water)

### Water-Electricity-Drainage +

All mains

### Windows +

Double glazing, Aluminium

### Pool +

Pre-Installed Heated, Saltwater,  
Electric cover

### Garden +

Landscaped, Walled, Fenced, Auto  
irrigation, Artificial lawn, Lighting

### Views +

River/Estuary Views, Distant Sea  
View

### Extra Features +

Modern Construction

(a choice of colours and styles can be offered during the construction period)

- 3 en-suite bedrooms (2 with dressing area)
- Guest bathroom

### Basement Level:

- Technical room
- Large 2 vehicle Tandem Garage with auto roller shutter door
- Laundry

- Option for (at additional cost)
- Wine cellar fitted with oak shelves and cooling unit
- Gym
- Spa (with Hamm-am option)

### Exterior:

- Swimming pool with electric cover – choice of mosaic colours
- Pool deck
- Covered terrace
- Patio with water feature

### Amenities

- Thermal insulation
- Air conditioning, ducted reversible summer/winter
- Travertine stone floors feature both inside and outside
- Towel radiators in bathrooms
- Thermo lacquered double glazed windows
- Gated and secure
- Volumetric Alarm System
- Controlled mechanical ventilation for kitchen/basement
- Thermo lacquered automatic gates

### Location

- Distance to Sea 3.8km
- Distance to Beach 4.8km
- Distance to Golf 11.1km
- Distance to Airport 2.1km
- Distance to nearest school 2.8km
- Distance to nearest Town 4.5km



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



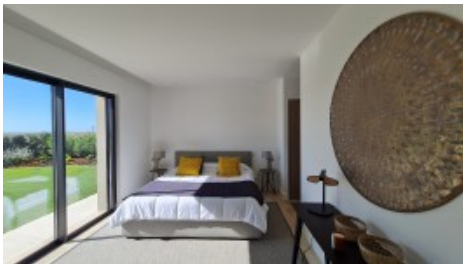
*Lounge*



*Open Plan Living*



*Patio*



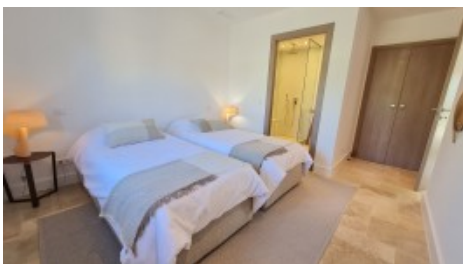
*Master Bedroom*



*En-Suite Bathroom*



*Bedroom 2*



*Bedroom 3*



*Pool*



*Entrance*



*Villa & Pool*



*Villa*



*Garden*



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*Aerial View*



*Entrance*



*Complex*



*Kitchen*



*Lounge*



*Bedroom*



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## FLOOR PLANS



1 Villa 1 GF



2 Villa 1 Basement



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