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REDUCED







Off Plan: Luxury Contemporary 4 Bedroom Villas with Ria Formosa Views in Faro

VILLA IN FARO

ref. **VM2000**

~~1.990.000€~~

1.725.000€

4 | 4 | 350m² | 790m²

A+

Location +

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

Details +

Usage	Residential
Type	Villa
Construction Year	2022
Rooms	6
Bedrooms	4
Bathrooms	4
Floors	2

- Living area from 495-509 m²
- Plot size 1011m² (Average)
- Completion Date 2023-24
- 4 Bedrooms, 4 En-Suite Bathrooms, 1 W.C.
- 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 (a choice of colours and styles can be offered during the

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

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Areas +

Living Area	350 m²
Surface area	509 m²
Plot Area	790 m²

Parking +
Garage, Underground, Driveway

Kitchen +
Own Entrance, Fully Fitted, Modern, Breakfast Bar

Other Rooms +
Storage, Laundry, Office/Study, Wine Cellar, 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

Views +
River/Estuary Views, Distant Sea View

Extra Features +
Modern Construction

construction period)
• Utility room
• 3 en-suite bedrooms (2 with dressing area)
• Guest bathroom

Basement Level:
• Bedroom with en-suite bathroom
• Wine cellar fitted with oak shelves and cooling unit
• Gym or Spa (with Hamm-am option)
• Large 2 vehicle Tandem Garage with auto roller shutter door
• Laundry
• Technical room

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

Amenities

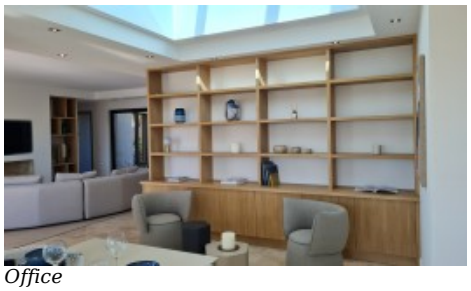
• Thermal insulation
• Air conditioning, ducted reversible summer/winter
• Travertine stone floors feature both inside and outside
• Towel radiators in bathrooms
• Thermo lacquered double glazed windows
• Gated and secure
• Volumetric Alarm System
• Controlled mechanical ventilation for kitchen/basement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

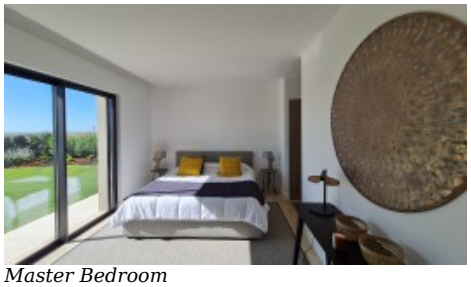
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PHOTO GALLERY


Office


Open Plan Living


Kitchen & Dining


Master Bedroom


En-Suite Bathroom


Bedroom 2

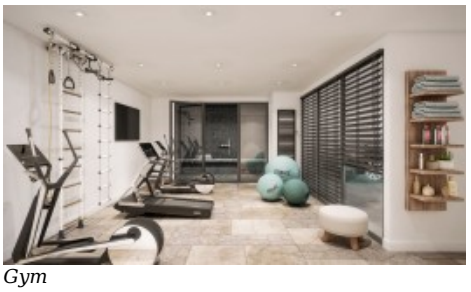

Bedroom 3


Patio


Pool


Villa


Entrance


Gym

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Villa & Pool

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FLOOR PLANS



1 Villa GF



2 Villa Basement

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