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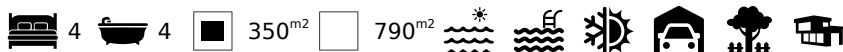
## Off Plan: Luxury Contemporary 4 Bedroom Villas with Ria Formosa Views in Faro

VILLA IN FARO

ref. VM2000

1.990.000€

1.725.000€



### 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



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### Areas +

Living Area	350 m <sup>2</sup>
Surface area	509 m <sup>2</sup>
Plot Area	790 m <sup>2</sup>

### 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



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



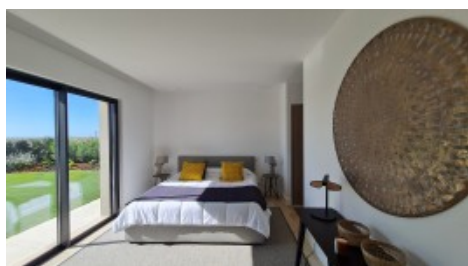
Office



Open Plan Living



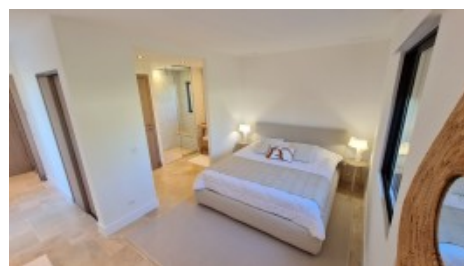
Kitchen & Dining



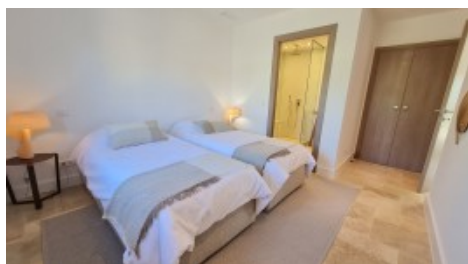
Master Bedroom



En-Suite Bathroom



Bedroom 2



Bedroom 3



Patio



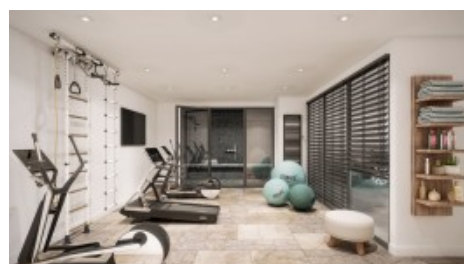
Pool



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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