

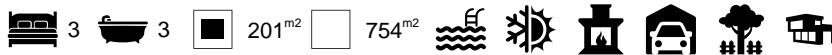


## Off Plan: Luxury Contemporary Single Storey 3 Bedroom Villa with Ria Formosa Views in Faro

VILLA IN FARO

ref. VM2026

1.190.000€



### Location +

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

### Details +

Usage	Residential
Type	Villa
Construction Year	2023
Rooms	4
Bedrooms	3
Bathrooms	3
Floors	1

- Living Area from 201.20 m<sup>2</sup>
- Plot Size 754m<sup>2</sup>
- Under Construction 2023
- 3 En-Suite Bedrooms, 1 Guest Bathroom
- Garage
- Swimming Pool

This luxury spacious single storey villa is located in the heart of Faro overlooking the Rio Formosa Lagoon within a private enclosed estate of 5 hectares. The villa boasts its own heated saltwater pool and is surrounded by a landscaped Mediterranean style garden with automatic irrigation and also includes a wonderful patio area with fountain. This contemporary villa is built to sit sympathetically within the natural topography. A truly perfect family home or holiday retreat.

### Ground Floor

- Entrance lobby
- Large open plan Lounge/kitchen/diner.
- Kitchen has top-quality cabinets and appliances. (A choice of colours and styles can be offered during the construction period).
- 3 En-suite bedrooms (master with dressing area)
- Guest Bathroom



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	201 m <sup>2</sup>
Surface area	325 m <sup>2</sup>
Plot Area	754 m <sup>2</sup>

### Parking +

Garage, Driveway

### Kitchen +

Open Plan, Modern, Fully Fitted

### Other Rooms +

Basement

### Heating-Cooling System +

Fireplace, AC

### Equipment +

Alarm System, Solar (Water)

### Windows +

Double glazing

### Pool +

Saltwater, Pre-Installed Heated

### Garden +

Landscaped, Auto irrigation

### Views +

River/Estuary Views

### Extra Features +

Modern Construction

- Garage with auto roller shutter door.

### Basement

- Technical room

### Exterior

- Swimming pool with electric cover – choice of mosaic colours
- Covered terrace
- Patio/Fountain

### 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
- Thermo lacquered automatic gates
- Artificial Grass
- Electric Pool Cover

### Location

- Distance to Sea 4.5km
- Distance to Beach 4.5km
- Distance to Golf 17.6km
- Distance to Airport 2.9km
- Distance to nearest school 5km
- Distance to nearest Town 4.5km



Vilamoura Head Office: 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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YOUR PROPERTY SPECIALISTS

## PHOTO GALLERY



Bedroom



Villa



Entrance



Urbanisation



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## FLOOR PLANS



Implantação



Floor Plan