



## Golf Resort 2 Bedroom Apartment in Vilamoura

APARTMENT IN VILAMOURA

ref. **VM328**  
**475.000€**



### Location +

Town	Vilamoura
Parish	Quarteira
Municipality	Loulé, Faro
Region	Algarve (Central)

### Details +

Usage	Residential
Type	Apartment
Construction Year	2009
Rooms	5
Bedrooms	2
Bathrooms	2

### Areas +

Living Area	80 m <sup>2</sup>
Balcony/Patio area	15 m <sup>2</sup>

- Living Area 81m<sup>2</sup>
- Terrace Area 14m<sup>2</sup>
- Year of Construction 2009
- 2 Bedrooms, 2 Bathrooms, 1 En-Suite
- In house rental management
- First Floor, Furnished, South facing

This luxury golf apartment is located close to Vilamoura and its world-famous marina. Within house management and rental programs, these apartments make a perfect turnkey investment property.

The apartment is accessed by lift from the communal secure garage and has intelligent card entry system and alarm direct to the 24-hour reception.

The property consist of a spacious lounge-dining room which leads out to the balcony with views of the pool. The kitchen is off the lounge with all AEG appliances and own entrance to another balcony and drying area.

The lavish master bedroom has fitted wardrobes with safe, air conditioning and a deluxe en-suite bathroom and a south-facing balcony. The spacious guest bedroom also has fitted wardrobes and air conditioning with a separate guest bathroom.



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**Access +**

Electric Gates

**Parking +**

Underground Garage, Entrance Hall

**Terrace +**

Balcony/Terrace

**Kitchen +**

Fully Fitted

**Other Rooms +**

Storage, Gym

**Bedroom +**

Fitted Wardrobe

**Heating-Cooling System +**

AC, Underfloor Heating in Bathroom

**Equipment +**

Cable/Satellite TV, Lift, Alarm System, Video Intercom, Safe

**Water-Electricity-Drainage +**

Mains water, Mains electric, Mains drainage

**Windows +**

Double glazing

**Pool +**

Swimming Pool, Communal, Heated, Shower, Lighting

**Garden +**

Communal gardens, Landscaped, Fenced, Auto irrigation, Lawn, Trees, Lighting

**Views +**

Distant Sea View, Golf View

The apartment has 2 allotted parking spaces and a storage room in the communal garage with electricity, perfect to charge up your electric vehicle.

**Amenities**

- Double glazing
- Central air conditioning system with climate control for each room
- Underfloor heating and towel rail heater in the bathrooms
- Satellite TV
- Safe
- Video entry & Alarm
- Piazza snack bar
- Large pool
- Indoor heated pool
- Fitness room
- Children's pool and play area

**Location**

- 2.5 km from the coast
- 2.8 km to Vilamoura international school
- 4 km to the town centre and marina of Vilamoura
- 6.5 km to the nearest beach (Vilamoura)
- 26 km to the airport (Faro)

**Other Info**

- Condominium fees €4,500 per year
- IMI tax €800 per year
- Insurance €200 per year



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



Master Bedroom



Master Bathroom



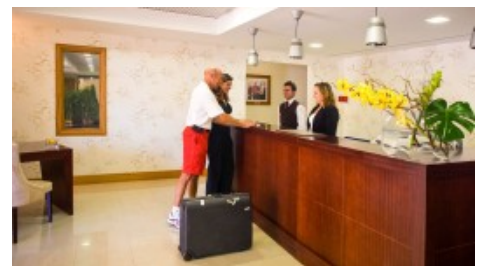
Bedroom



Indoor heated pool



Piazza



Reception



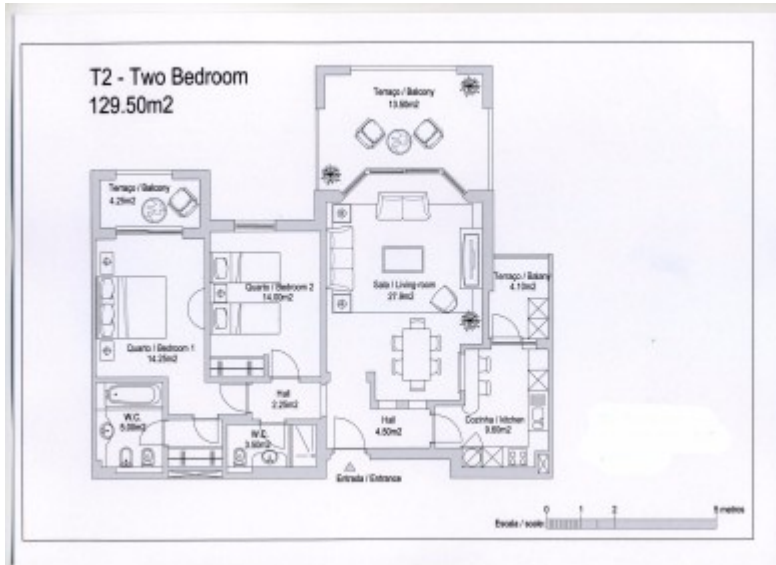
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## FLOOR PLANS



Floor Plan