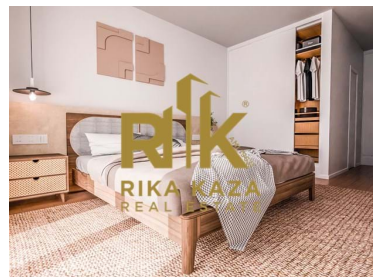
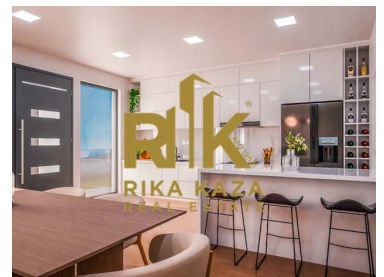
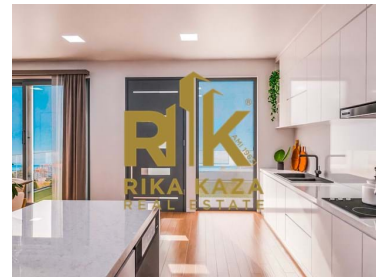




## Caniço - Villa



**3**  
Bedrooms
 **5**  
Bathrooms
 **223,8**  
Area (m²)
 **2900**  
Land Area (m²)
 **Garage**

**590 000 €**  
(EUR €)

## Contemporary 3 bedroom villa with garden and sea views

Contemporary and luxurious 3 bedroom villa that enjoys a superb hilltop position with stunning sea views.

It consists of three floors, with excellent finishes and noble materials, making the lifestyle comfortable and convenient.

### Property Features:

#### Basement:

- Garage.
- Toilet
- Technical area.



**Rogério Aguiar Pereira**

+351 910 007 580 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

rogerio.pereira@rikakaza.com

T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E info@rikakaza.com

R. Cónego António Félix 14A,  
AMI 19631

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Floor 0:

- Living and dining room
- Kitchen equipped with refrigerator, induction hob, extractor fan, built-in oven and microwave, dishwasher
- Laundry room with Teka washing machine
- Toilet

Floor 1:

- Three bedrooms en suite, each equipped with its own en-suite bathroom and built-in closets
- Balcony common to the rooms, with stunning views of the sea.

The outdoor environment is an invitation to tranquility, with a beautiful garden that offers not only a serene look but also a space for leisure and socializing moments outdoors.

Features of the finish map:

Living room

- Flooring: Vinyl.
- Walls: Smooth coating with washable paint.

Quarters

- Flooring: Vinyl
- Walls: Smooth coating with washable paint.

Kitchen

- Flooring: Vinyl
- Walls: Smooth coating with washable paint.

Furniture: White color, with Granite or Silestone top.

Appliances: Induction hob, extractor fan, oven, refrigerator, microwave, dishwasher and washing machine of the Teka brand.

Laundry

- Flooring: Ceramic.
- Walls: Smooth coating with washable antifungal paint.

Sanitary / Private Installation

- Flooring: Ceramic
- Walls: Smooth coating with washable antifungal paint.

Sanitary ware

- Roca brand, or equivalent.

Carpentry

- Doors, wardrobes, skirting boards, lacquered in white.
- Security door with Dekor panel in Wengue color.



**Rogério Aguiar Pereira**

+351 910 007 580 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

rogerio.pereira@rikakaza.com

**T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E info@rikakaza.com**

**R. Cónego António Félix 14A,  
AMI 19631**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



#### Window frames

- Grey aluminium with double glazing.
- Glass balconies.

#### Building equipment

- Pre-installation of air conditioning.
- Video intercom.
- Solar panels.

This magnificent villa is located close to the center of Caniço, where you can find all the services of daily life, such as the Caniço Shopping Center, schools, supermarket, pharmacy, CTT, Loja do Município, restaurants among others.  
Given its location, it has easy access to the highway and common transport.

Expected completion: August 2025.

#### Terms of sale:

- 30% - deposit at the CPCV signature.
- 20% - with the structure completed.
- 50% - at the time of signing the deed.

Are you curious?

Come and see this magnificent villa.

You can count on the professionalism of our team, at all stages of the process.

Book your visit now!

Rika Kaza - AMI: 19631

Website: <https://www.rikakaza.com>

E-mail: [info@rikakaza.com](mailto:info@rikakaza.com)



**Rogério Aguiar Pereira**

+351 910 007 580 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

[rogerio.pereira@rikakaza.com](mailto:rogerio.pereira@rikakaza.com)

**T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E [info@rikakaza.com](mailto:info@rikakaza.com)**

**R. Cónego António Félix 14A,  
AMI 19631**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Air conditioning pre installation
- Washing machine
- Video entry system
- Walk-in wardrobe
- Garden
- Painéis Solares
- Floors: 2
- Closed Garage
- Open Space Kitchen
- Views: Sea views, Mountain views, City view, Garden view
- Quiet Location
- Walking distance to beach
- Double glazing
- Basement
- Mains water
- Laundry
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Beach, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools, Playground
- Built year: 2024
- Parking lot
- Electric garage gate
- Solar orientation: South
- Uninterrupted views
- Central location
- Security door
- Balcony
- Energetic certification: A
- Main drainage



**Rogério Aguiar Pereira**

+351 910 007 580 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

rogerio.pereira@rikakaza.com

**T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E info@rikakaza.com**

**R. Cónego António Félix 14A,  
AMI 19631**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)