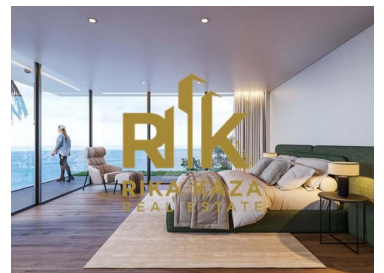




## Ponta do Sol - Villa



3	4	490	657			<b>2 050 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### 3 bedroom villa with swimming pool, gym and sea view

With large areas and luxurious features, a total area of 490m<sup>2</sup>, this villa offers an affordable luxury lifestyle being a smart choice for those looking for quality and comfort.

If you are looking for a peaceful getaway, within walking distance of all amenities, this is your dream home, with the following layout:

Floor 1 adapted for people with reduced mobility, with an area of 259.50m<sup>2</sup>:

- Living/dining room and kitchen (equipped) all in open-space concept with 64m<sup>2</sup>, and easy access to the outside due to its large doors and windows.
- Laundry.
- Social toilet.
- 2 Bedroom suites with built-in closets and private bathrooms, with exterior access.
- Master suite with 30m<sup>2</sup>, with walk-in closet, bathroom and private balcony.



**Ricardina Santos**

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- Staircase to access the floors
- Outdoor leisure area.
- Parking lot.
- Landscaped areas.
- Swimming pool.

Floor 0 with an area of 231m2

- Multi-vehicle garage
- Staircase to access the floors
- Storage
- 70m2 gym (can be transformed into a games room, bedroom, etc.)
- Garden

Map features of finishes:

- Gate with electric opening mechanism and a door
- Pedestrian access
- Air conditioning in the 3 bedrooms, in the living/dining room and in the gym
- 500L heat pump
- Laminated glass exterior balcony
- Garden with lawn, flowers and fruit trees
- Automatic irrigation system.
- Central vacuum
- Garage door with electric opening mechanism
- Pre-installation for 2 electric vehicle charging boxes
- Pre-installation of electric interior curtains (Interior curtains not included)
- Kitchen appliances:
- Bosch built-in freezer
- Bosch White Ceiling Hood
- Bosch Oven
- Bosch built-in refrigerator
- Bosch Sink
- 8kg Bosch washing machine
- Tumble dryer 8 kg Bosch
- Bosch Microwave
- Bosch induction hob
- Outdoor shower in the pool with cold and hot water.
- Pre-installation of alarm system and CCTV.

Centrally located, this villa is within walking distance of the beach, restaurants, shops, and public transportation, ensuring convenience and easy access to all amenities.

Are you curious?

Come and see this magnificent villa...

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



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Book your visit now!

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## Property Features

- Air conditioning
- Laundry
- Dishwashing machine
- Fitted wardrobes
- Bomba de Calor
- Garden
- Automatic watering system
- Floors: 2
- Closed Garage
- Open Space Kitchen
- Quiet Location
- Walking distance to beach
- Double glazing
- Storage / utility room
- Mains water
- Central vacuum system
- Washing machine
- Video entry system
- Equipped kitchen
- Pool
- Proximity: Beach, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools
- Built year: 2024
- Parking lot
- Electric garage gate
- Views: Sea views, Mountain views, City view, Pool view
- Central location
- Gym
- Balcony
- Energetic certification: A
- Main drainage



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