



Ponta do Sol - Villa



3
Bedrooms

4
Bathrooms

490
Area (m²)

657
Land Area (m²)

Garage

Swimming Pool

2 050 000 €
(EUR €)

3 bedroom villa with swimming pool, gym and sea view

With large areas and luxurious features, a total area of 490m², 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 259.50m²:

- Living/dining room and kitchen (equipped) all in open-space concept with 64m², 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 30m², with walk-in closet, bathroom and private balcony.



Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

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

R. Cónego António Félix 14A,
AMI 19631

¹ (Call to national fixed network) | ² (Call to national mobile network)



- 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.



Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

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

R. Cónego António Félix 14A,
AMI 19631

¹ (Call to national fixed network) | ² (Call to national mobile network)



Book your visit now!

Rika Kaza - AMI: 19631

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

E-mail: info@rikakaza.com

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



Ricardina Santos

+351 963 934 290 ² · +351 291 771 264 ¹

ricardina.santos@rikakaza.com

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

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

¹ (Call to national fixed network) | ² (Call to national mobile network)