Loulé *- Loulé*

UNIQUELY EXOTIC VILLA

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MAPRO | Knight Frank

UNIQUELY EXOTIC VILLA

A unique villa with rich colours, arched passages, arabesque motifs, and geometric-patterned tiles on everything from fireplaces to bathroom tiles to water features and backsplashes. Some of the readily recognized features of Anduzian, Algarvean and Moroccan design with hand-carved Zillij tiles, the living craft of hand-cut glazed mosaic tiles developed in the twelfth century. These are just a few of the exotic features of this truly amazing four-bedroom family residence, situated on 900m2 of useable area and 20.000m2 of extensive land, offering a peaceful and tranquil atmosphere with partially landscaped areas adorned with lush trees, including a fruit-tree orchid and plenty of space for an herb and veggie garden.

Upon entering the villa, you'll be greeted by a beautifully designed riad, a traditional courtyard featuring a mesmerizing water fountain, creating a serene ambience for relaxation whilst providing natural light. The spacious layout boasts four bedrooms and six bathrooms in addition to offering ample space for family and guests, with an extra annexe of a further three bedrooms with a shower room. The principal bedroom is a lavish retreat with a luxurious ensuite bathroom, an envious dressing room and access to a large south-facing terrace boasting amazing views across the countryside towards the sea.

The main social rooms are functional and practical with a fully fitted and equipped kitchen, a separate and spacious formal dining room and an ample lounge with a central feature fireplace for family gatherings. There is an imposing office space with a double-height ceiling and a mezzanine from the first-floor landing, providing a sophisticated and elegant workspace.

For those seeking ultimate relaxation, this property offers a steam room in addition to an exceptional room with two underground pool windows, allowing natural light to flood the space with a glistening effect. A wine cellar is also available, and movie lovers will delight in the dedicated cinema room, equipped with state-of-the-art audiovisual systems for the ultimate cinematic experience. Also on the lower level is a spacious games room with a pool table and football to entertain in style.

Outside, the south-facing pool benefits from a cover and is equipped with a swimming current generator, providing a luxurious space for relaxation and recreation.

REF **183**

FACTS & FEATURES

728 sqm | **1045 sqm** | **4** | **6**

€ 3 495 000

Ownership Private

Garden Fruit Trees

Garage Single

Air conditioning Split Units

Water System Borehole, Solar Panel

Domotic System Yes

Fireplace Yes

Furnished Negotiable

Beach 15Km

Golf 12Km

Airport 19Km

Constr. Year 2013

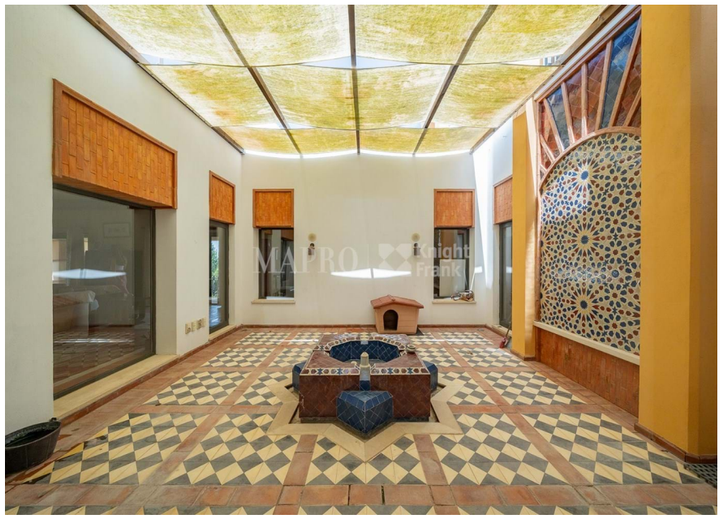
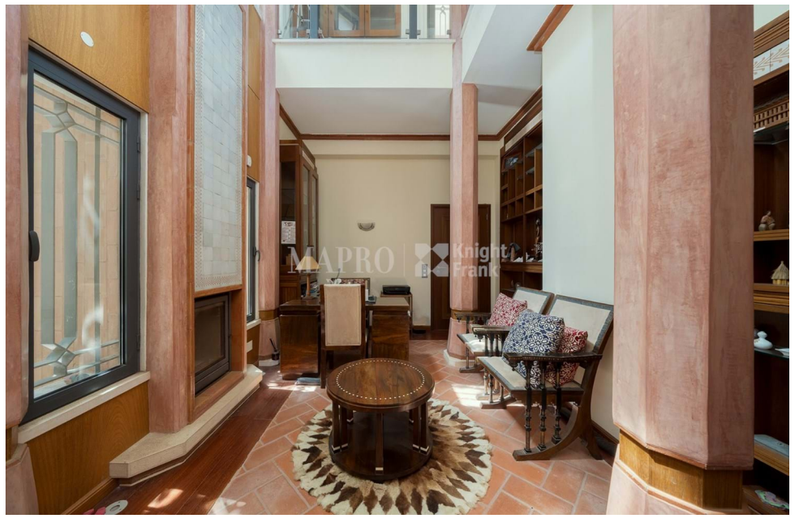
Parking Carport

Swimming Pool Covered, Salt Water, Heated (Solar)

Heating Underfloor (Hydronic+Diesel)

Alarm Yes, CCTV

Views Sea, Countryside

Features Cinema Room, Wine Cellar, Guest Cottage, Steam Room, BBQ, Sauna

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