***Quinta das Salinas*** *- Loulé*

# NEW VILLA OVERLOOKING THE RIA FORMOSA

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# NEW VILLA OVERLOOKING THE RIA

Occupying a truly rare frontline position overlooking the protected lagoon of **Ria Formosa Natural Park** and the iconic boardwalk of **Quinta do Lago**, *The Bird* is an exceptional new-build contemporary villa where architecture, landscape and lifestyle come together in perfect balance within the Quinta das Salinas development.

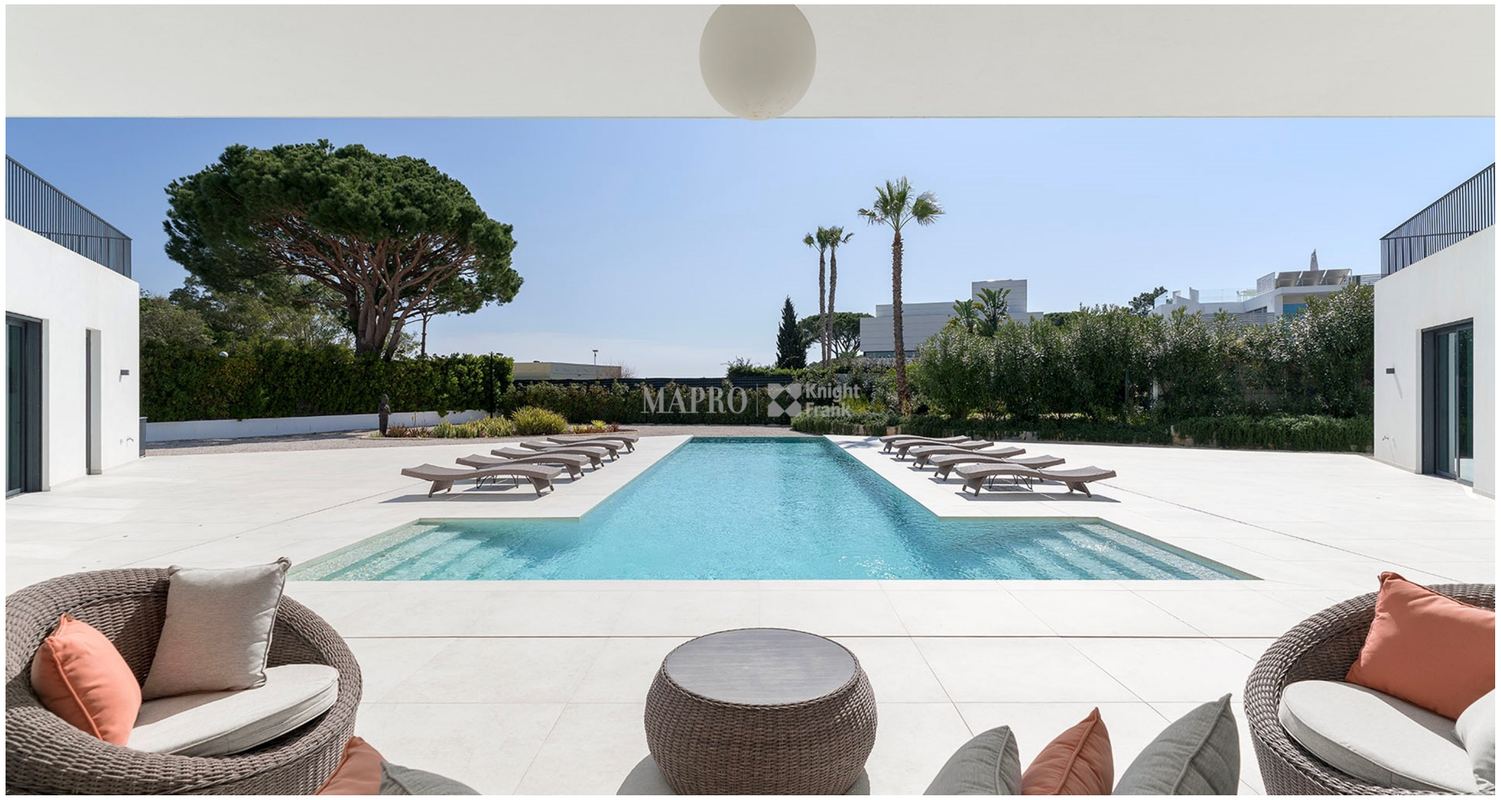
Designed by acclaimed architect **Jaime Coutinho**, the villa is defined by elegant, flowing lines and a refined architectural language created to sit effortlessly within its protected natural surroundings. A private calçada driveway, twin covered carports and carefully curated low-water landscaping set a discreet and welcoming sense of arrival.

The ground floor is dedicated to rest and relaxation, offering five beautifully appointed bedroom suites, all with direct access to the pool terrace through full-height glazing. A central family lounge connects with the outdoor living areas, supported by a discreet laundry and refreshment station for relaxed poolside entertaining.

The first floor forms the social heart of the home. Panoramic views unfold across the lagoon and towards the Atlantic, while the contemporary kitchen opens onto generous terraces for al fresco dining. A striking glass-framed dining room wraps around a natural lightwell and enjoys uninterrupted views stretching along the boardwalk and as far as **Gigi's Beach Restaurant**. The elegant formal lounge flows directly to multiple outdoor seating areas, blurring the boundary between inside and out.

A spectacular roof terrace crowns the villa, offering elevated sea, lagoon and nature reserve views, complete with summer kitchen and BBQ, ideal for sunset gatherings. The lower ground level provides exceptional flexibility with space for cinema, gym, office and a fully self-contained guest apartment with independent access. All floors are connected through the lift or staircase.

With direct boardwalk access, world-class golf, fine dining and pristine beaches moments away, this is a rare opportunity to acquire a landmark frontline villa in one of the Algarve's most exclusive and protected settings.



REF **4269**

## FACTS & FEATURES

**702 sqm** | **2931 sqm** | **5** | **6**

# € 8 750 000

**Ownership** Private

**Garden** Landscaped, Terrace

**Air conditioning** Split Units, Ducted System

**Water System** Domestic Hot Water (Solar Panel)

**Furnished** Negotiable

**Beach** 1Km

**Golf** 3Km

**Airport** 20Km

**Constr. Year** 2024

**Swimming Pool** Heated (Pre-Installation)

**Heating** Partial Underfloor

**Alarm** Video Entry System, Yes, CCTV

**Views** Sea, Lake

**Features** Cinema Room, Rooftop Terrace, Lift, Gym

**IMPORTANT NOTICE: These details are guidelines only. They do not form part of any contract and may change at any time without prior notice.**