



Welcome HOME - since 1992

RUSSELL & DECOZ
REAL ESTATE

Established in 1992 Moncarapacho, Algarve - Portugal
AMI: 870

Stunning 4 bedroom luxury villa with infinity pool & lovely distant sea views.



4



4



310,00 m2



872,00 m2



CLASSE ENERGETICA

920 000 €

Santa Bárbara de Nexe

HOME1999V



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HOME1999V

Spacious and light 4 bedroom quality villa with huge basement and infinity pool, sea and country views, landscaped gardens and on the outskirts of town - Fabulous nearly new villa that must be viewed!

A very well located exceptional villa that is within a few minutes of the old town centre of Loule in the Eastern Algarve, from Quinta do Lago, Vilamoura, Vale do Lobo and the lovely new shopping facilities & cinemas at the Mar shopping mall. 20 minutes into the airport at Faro and within 10 – 15 minutes of golf courses and some very nice beaches down at Quinta and Vale de Lobo.

The final construction was completed c. 2018, however the energy certificate of "E" is taken from the time when there was just a shell of the house standing, so it does not offer a genuine reflection of the property - a new certificate is pending.

The finishes within this villa are of a very good standard and the house and gardens are perfectly presented. This luxury 4 bedroom house has 3 en-suite bathrooms (with jacuzzi and Whirlpool bathtubs), new 16kw under floor heating, solar water heating, extensive use of "moleanos rijo" a natural bioclastic stone, beautiful landscaped gardens with palms, various terraces and of course the infinity pool with decking and sea views. The master suite comes with a smart control that does the lighting (including the pool area) window blinds and room heating, the double glazing has climalite filters and let's not forget the 5 car garage with office, Siemens micro combo oven, plate warmer, oven and AEG coffee machine. Combined with the convenient location - The Golden Triangle - Vale do Lobo, Quinta do Lago and Vilamoura - that come with good access to some of the best Algarvian restaurants and beaches, shopping facilities & golf courses this magnificent villa should be on your list to view.

Russell and Decoz are pleased to offer this HOME with viewings scheduled to start immediately, just call us!

Features

- Heating
- Under floor heating
- Construction year: 2018
- Private ownership
- Water: Mains supply
- Sewage: Closed system
- Construction overview: Marble floors, Wooden floors, Tiled floors, Fly screens, Double brick, Thermal insulated walls, Concrete roof, Aluminium units, Double glazing, Ring beam system
- Heating: Electric, Under floor, Wood burner, Individual thermostats, Heated towel rails
- Internal storage: Wardrobes - fitted, Basement, Utility room
- Security / alarms: Smoke detection, Electric shutters, Security grills, CCTV, Entry phone
- Jacuzzi
- Proximity: Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools
- Pool
- Pool size: 9 x 4
- Airport: 20 mins in the car
- Garden details: Garden lights, Bar-B-Q, Irrigated - Automatic, Landscaped, Lawns, Easy maintenance, Fully enclosed
- Air conditioning
- Fireplace
- Renovation year: 2019
- Electricity: Mains - 2 phase
- Gas: Bottled, Prepared for
- Communications: Sat dish, Wi-fi, Telephone, Internet
- House water heating: Electricity, Solar
- Kitchen: Fitted & equipped
- Parking: Basement garage, Paved driveway, Off street
- Garden
- Extras: Separate laundry, All round sound, Jacuzzi
- Outside space: Terrace, Covered terrace, Balcony
- Pool details: Infinity pool, Inground, Prepared for cover, Exterior pool, Chlorine, Under water lights, Pool shower, Prepared for heating
- Location / access: Elevated, Good access
- Walking distance from: Coffee shop, Shops, Restaurants, Bus stop
- Views: Country views, Garden, Distant sea views



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