DIVINE HOME®

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# Albufeira e Olhos de Água — 3,250,000 €

## Ref: SVP1897

Presenting a remarkable architectural gem,  A stunning 4-bedroom villa nearing completion in Albufeira's marina. With captivating sea, marina, and countryside views, this ultra-modern property offers smart technology, abundant natural light, and thermal efficiency. Featuring a spacious living room, en-suite bedrooms, basement parking, a swimming pool, and covered terraces, it's a truly exceptional home in a coveted location.

| 308sm | 1329sm | 4 | 5 | JA |
|---|---|---|---|---|

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

**www.divine-home.pt | info@divine-home.pt**

Introducing an exceptional contemporary masterpiece nearing completion, a lavish 4-bedroom 5 bathrooms villa.  Immerse yourself in the epitome of architectural brilliance, where every detail has been meticulously crafted to perfection. Behold vistas of the sea, marina, and picturesque countryside, capturing nature's grandeur from every angle.

Nestled in the northern part of the esteemed Albufeira marina, this ultra-modern and stylish property rests on a generous 1329 m2 plot. Enveloping an impressive built area of 308 m2, this residence is poised to redefine luxury living. Convenience becomes your ally as all day-to-day amenities, including restaurants, bars, and the beach, lie within a leisurely stroll.  Faro Airport can be easily accessed within a mere 40-minute drive, adding to the unrivaled accessibility of this location.

Discover a world of contemporary elegance within this architectural dream house, one of the jewels within an exclusive development of individual villas. Seamlessly integrating smart technology throughout, this residence embraces design integrations that harness the power of natural light, ensuring an ambiance of serenity while optimizing thermal efficiency.

Unfolding over three impeccably designed floors, the ground floor welcomes you with a striking living room, featuring an architectural fireplace that exudes a sense of grandeur. An exquisite steel open-tread staircase overlooks an enchanting internal garden, captivating the senses. Additionally, a dining room and an en-suite bedroom await your presence, along with a fully fitted kitchen that grants direct access to an inviting BBQ and outdoor kitchen, perfect for culinary adventures and entertaining guests.

Ascending to the first floor, an oasis of luxury awaits. Three further en-suite bedrooms beckon, each providing access to a terrace where tranquility prevails. Indulge in moments of repose as you bask in the serenade of the surrounding vistas.

Descending to the basement, a realm of possibilities unfolds. Abundant parking space for three cars awaits, alongside a laundry/utility area and a cloakroom. Unleash your imagination in the substantial storage room, offering versatile utility as a games area, home cinema, or personal gymnasium.

Enveloped by the splendors of nature, the exterior boasts an inviting swimming pool of generous proportions, offering respite on sun-kissed days. A meticulously landscaped garden adds a touch of vibrancy, while various covered terraces provide idyllic settings for al fresco dining, entertaining loved ones, or simply embracing the soothing ambiance.

Embrace the unparalleled fusion of luxury and location, as this remarkable home in an exquisite setting invites you to embark on an extraordinary living experience.

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## Allgemeine details

- Baujahr : 2023
- Hausart: Freistehend
- Blick: Meerblick, Bergblick, Marina Blick, Dorfansicht
- Schwimmbad: Privates Schwimmbad
- Parkplatz: Garage, Strassenparkplatz
- Aussenbereich: Privatgarten, Terrasse / Balkon, Dachterrasse
- Heizung
- Wasserversorgung: Leitungswasser
- Abwasserentsorgung: Netzentwässerung
- Zugänglichkeit für Rollstühle

## Innenraumdetails

- Heizung: Klimaanlage (Heizung + Kühlung)
- Warmwasser: Boiler (Sonnenkollektoren)
- Isolierung: Doppelverglasung, Wärmedämmung, Isoliertes Dach
- Möbel: Ohne Möbel
- Küche: Vollständig ausgestattet, Zugang zum Garten, Zugang zur Terrasse
- Badezimmer: Bad, Dusche
- Schlafzimmer: Einbauschränke, Klimaanlage, Ankleidezimmer, Zugang zur Terrasse, Eigenes Badezimmer
- Ausrüstung: Elektrische Rolläden
- Etage: 3
- Lageplan: Erdgeschoss, Erste Etage, Zweite Etage
- Energieausweis: A

## Außendetails

- Schwimmbad: Privat
- Schwimmbadgrösse: big
- Außenbereich: Privatgarten, Umzäuntes/ummauertes Gelände, Elektrisches Tor , Dachterrasse, Terrasse/ Balkon, Automatische Bewässerung
- Parkplatz: Strassenparkplatz, Garage für mehrere Fahrzeuge
- Ansicht: Meerblick, Bergblick, Marina Blick, Poolblick, Dorfansicht, Blick auf den Garten
- Abwasserentsorgung: Netzentwässerung
- Wasserversorgung: Leitungswasser
- Strand: 10 Min. Fußweg
- Golfplatz: 5 Min. Autofahrt
- Supermarkt: 10 Min. Fußweg
- Restaurant: 10 Min. Fußweg
- Klinik: 5 min. Autofahrt
- Airport: 25KM
- Eigentum: Privatbesitz (Onshore)