



## Quarteira - Villa



5	6	450	1365			<b>2 550 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Luxury V4 +1 Villa on the Golf in Vilamoura

Magnificent 4+1 bedroom excellently located in a prestigious area of Vilamoura overlooking the Millennium Golf Course.

c.5 minutes drive from Vilamoura Marina and Falesia beach.

Entering the villa you are welcomed into an extremely bright entrance hall which in turn opens to a very spacious lounge and fully fitted kitchen giving direct access onto the terrace, garden and pool area. Two comfortable bedrooms with en-suite bathrooms, and a guest WC complete the ground floor.

The first floor offers two bedrooms with en-suite bathrooms and large terraces overlooking the golf course.

A staircase gives access to the 2nd floor where we find a fabulous huge terrace with breathtaking

T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E [info@irgproperty.com](mailto:info@irgproperty.com)

Estrada Quinta do Lago, Almancil, 8135-160

AMI 8687

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



views of the golf course and pre-installation for a Jacuzzi.

Completing the interior, a large basement is divided in to a garage space for several cars, laundry, bathroom, additional large room to be determined by the new owner and a storage room.

Private garden with a large swimming pool and a lovely terrace for a pleasant meal while contemplating nature.

The villa has contemporary finishes and comes equipped with air conditioning, underfloor heating, solar panels and double glazing.

An ideal proposition for either residential living or holiday home.

Plot size: 1.365m<sup>2</sup>. Built habitation area: 287m<sup>2</sup>

**T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E info@irgproperty.com**

**Estrada Quinta do Lago, Almancil, 8135-160**

**AMI 8687**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Under floor heating
- Equipped kitchen
- Washing machine
- Refrigerator
- Central vacuum system
- Underfloor
- Thermoaccumulator
- Automatic irrigation
- Fenced plot
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Floors: 2
- Solar system
- Views: Countryside views, Golf views, Garden view, Pool view, Urbanization view
- Self contained apartment
- Electric garage gate
- Video entry system
- Security alarm
- Main drainage
- Quiet Location
- Balcony
- Barbecue
- Irrigation System
- Security door
- Energetic certification: A
- Air conditioning
- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Ambient music
- Electric heating
- Garden
- Pool
- Built year: 2020
- Drive way
- Basement
- Double glazing
- Electric shutters
- Frontline property
- Laundry
- Electric gates
- Solar heating
- Internet connection available
- Terrace
- Garage
- Domotics
- Mains water
- Solar orientation: South

**T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E [info@irgproperty.com](mailto:info@irgproperty.com)**

**Estrada Quinta do Lago, Almancil, 8135-160  
AMI 8687**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)