



## Brand New 3 Bedroom Villa with Leisure Roof Terrace in Albufeira Marina

Villa in Albufeira

ref. **IP1007AB**

**1.125.000€**

This modern villa has been built to the highest standards and is located a short stroll to the Albufeira marina, beaches, restaurants and supermarket. Also, just a 25-minute walk into the 'Old Town' of Albufeira. The special feature of this property is the roof terrace where you have views over the new park area to the marina. This terrace has a hot tub & fire pit, perfect for entertaining.

The ground floor consists of an open plan living room/dining area/kitchen with patio doors to the pool terrace, a bedroom with en-suite bathroom & fitted wardrobes and a W.C.

The first floor consists of 2 bedrooms with en-suite bathrooms, fitted wardrobes (one with dressing area) and a shared terrace.

The basement has a technical area for water deposit, pool machinery, central vacuum, hot water tank.

### Features:

- Domótica system
- Exterior thermal insulation system (Capote)
- Interior acoustic insulation between rooms
- Thermic cut double glazed windows
- Air Conditioning
- Fully equipped kitchen
- General ventilation system
- Vertical wooden pergola
- Treated wood deck on roof terrace
- Fire Pit (outdoor fireplace)
- Jacuzzi
- Garden with synthetic grass

Status	Available
Type	Villa
Energy	B
Year of Construction	2022
Bedrooms	3
Bathrooms	3
Plot Area	321
Built Area	150



ICON PROPERTY



Shrubbery around the perimeter of the plot, palm trees and plants

Shade sail for car

Garden lighting

Pool equipped with Jet Stream

Barbecue

Automatic garden irrigation

Distances:

500 metres to the marina

240 metres to closest restaurant

750 metres to supermarket

1 km to the beach

2 km to Albufeira 'Old Town'

45 km to Faro airport (45 minutes' drive)

6 km to golf



## Gallery



1. Night



1a. Villa



2. Villa & Pool



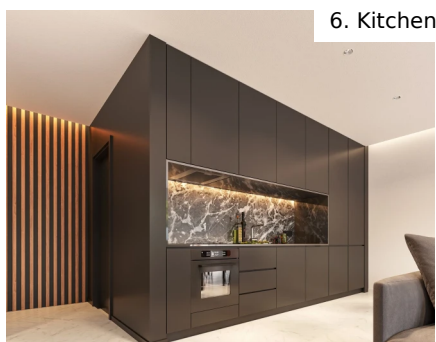
3. Aerial



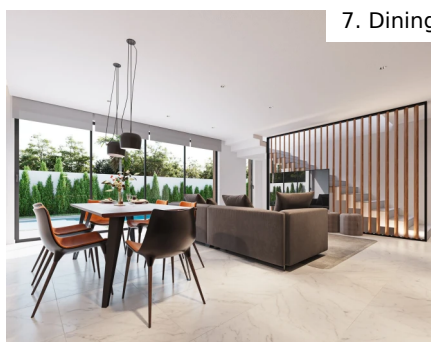
4. Roof Terrace



5. Living Room



6. Kitchen



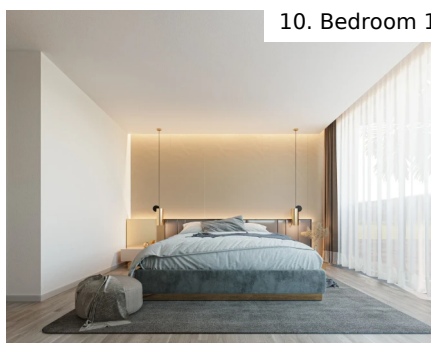
7. Dining



8. Living Room



9. Pool



10. Bedroom 1



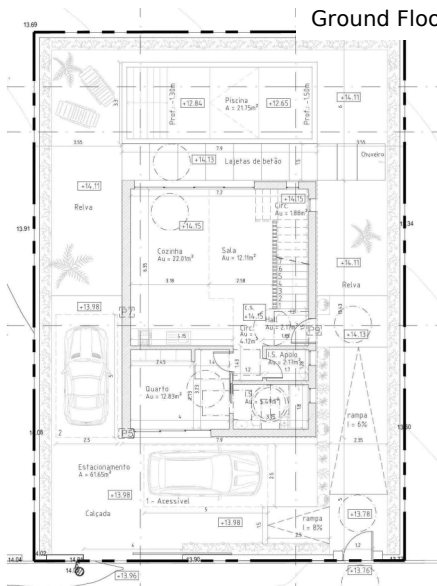
11. Bathroom



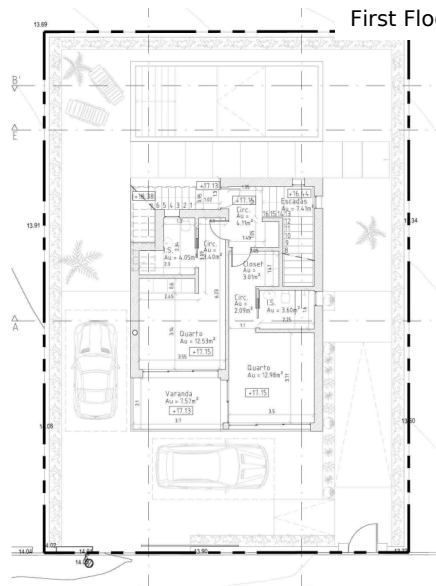


## Plans

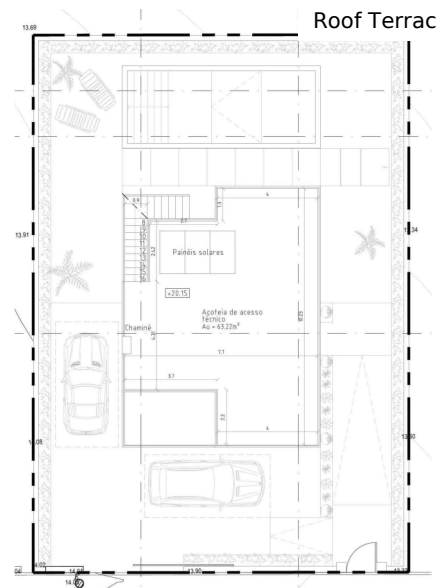
Ground Floor Plan crop



First Floor Plan crop



Roof Terrace Plan crop



Basement plan crop

