



Contemporary 3 Bedroom Villa with Leisure Roof Terrace in Albufeira Marina

Villa in Albufeira

ref. **IP1059AB**

1.095.000€

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.

Key Features:

- Modern open-plan layout with a fully equipped kitchen, dining, and living area.
- 3 spacious bedrooms, all en-suite, with built-in wardrobes & A/C
- Expansive roof terrace with a leisure area & Jacuzzi
- Private pool and sun deck, ideal for enjoying the Algarve climate.
- Large basement, perfect for a home cinema, gym, or additional storage.
- High-quality finishes with energy-efficient features, including solar panels & ethanol fireplace

Status	Available
Type	Villa
Energy	B
Year of Construction	2023
Bedrooms	3
Bathrooms	5
Plot Area	321
Built Area	150

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 is one large multi-use room plus a technical room for water deposit, pool machinery & hot water tank, a laundry and a W.C.

The roof terrace is accessed by external stairs and is fully decked, with Jacuzzi, glass balustrades and views across the marina to the sea.

The grounds include a private swimming pool, manicured easy to maintain Mediterranean gardens with auto-irrigation & electric automatic gate

Features:

- Smart Home System
- Exterior thermal insulation (Capote)
- Interior acoustic insulation between rooms
- Thermic cut double glazed windows
- Air Conditioning
- Ethanol fireplace in living room
- Fully equipped kitchen
- Treated wood deck on roof terrace
- Jacuzzi
- Garden with synthetic grass
- Shrubbery around the perimeter of the plot, palm trees and plants
- Garden lighting
- 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

About Albufeira:

Albufeira is where the spirit of southern Portugal comes alive. A sun-drenched town where whitewashed houses meet turquoise waters, and where tradition and modern luxury live side by side. Once a quiet fishing village, today Albufeira is one of the Algarve's most sought-after locations for those looking to invest, relocate, or simply live life by the ocean.

The Lifestyle:

Living in Albufeira means waking up to over 300 days of sunshine a year and spending your days between golden beaches, scenic coastal trails, and sophisticated dining. The Old Town exudes charm with its winding cobbled streets, local cafés, and tiled façades, while the marina area is known for its colourful architecture, international restaurants, and relaxed yet upscale



atmosphere. Whether you're enjoying a sunset boat trip along the cliffs, a beachside dinner with local wine, or a round of golf at one of the nearby world-class courses, Albufeira offers a lifestyle where every day feels like a holiday.

Culture & Community:

Despite its popularity with international visitors, Albufeira has preserved its cultural identity. Local festivals like Festa do Pescador (Fisherman's Festival) or São João bring the streets to life with music, food, and traditional dances. You'll find artisans selling regional crafts, fresh markets overflowing with produce, and friendly locals who proudly share their heritage.

A growing expat community, especially from the UK, France, and Germany, brings a cosmopolitan flair, while the town remains authentically Algarvian at heart. English is widely spoken, but many new residents embrace the opportunity to learn Portuguese and truly integrate.

Cost of Living & Everyday Life:

Albufeira offers an excellent quality of life at a comparatively lower cost than other Western European coastal towns. Dining out is affordable, local produce is fresh and inexpensive, and healthcare costs, both public and private, are reasonable and reliable.

Utilities and services remain lower than in northern Europe, and property owners benefit from low municipal taxes. From boutique shopping to organic markets, international schools to wellness retreats, Albufeira supports both comfort and convenience, making it an ideal place to settle long-term or invest in a second home.



Gallery



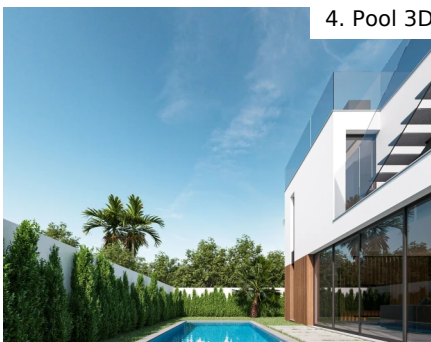
1. Villa



2. Aerial 3D



3. Pool



4. Pool 3D



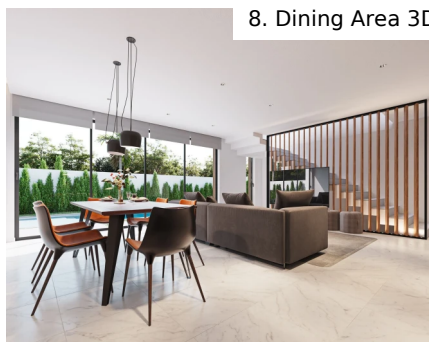
5. Open Plan Living



6. Open Plan Living 3D



7. Kitchen 3D



8. Dining Area 3D



9. Master Bedroom



10. Master Dressing Area



11. Master En-Suite Bathroom

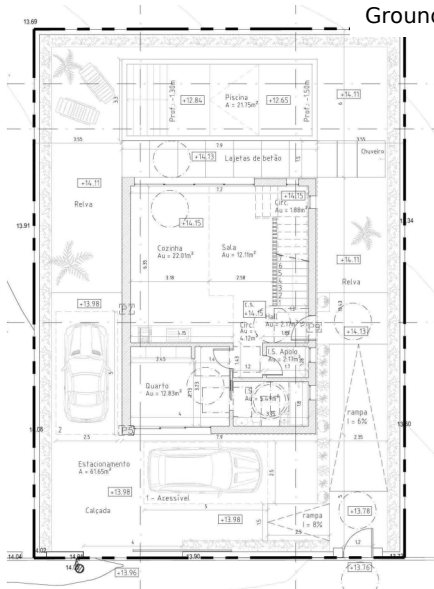


12. Master Bedroom Terrace

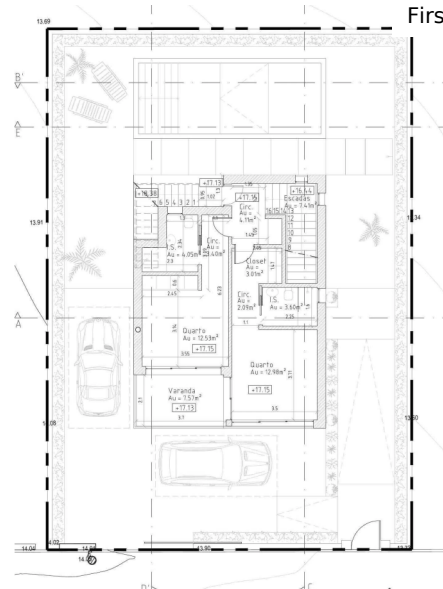


Plans

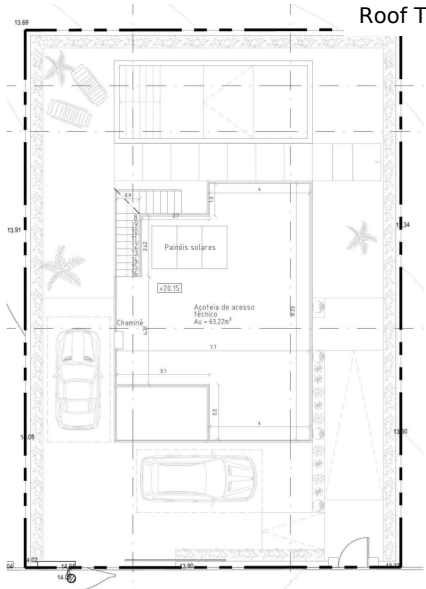
Ground Floor Plan



First Floor Plan



Roof Terrace Plan



Basement plan

