



## Private and Secluded Estate on Large Plot Close to Beaches and Guia, Albufeira

Villa in Guia

ref. **PIP10447CN**

Price on application

Experience the ultimate private oasis at this 7,000m<sup>2</sup> secluded countryside estate, located just minutes from the stunning beaches and vibrant culinary scene of Guia, Albufeira.

This beautifully renovated traditional sanctuary perfectly blends classic Moorish architecture with contemporary luxury.

### **Architectural & Interior Highlights**

- **Historic Charm Meets Modern Design:** Rounded rooms, warm wood tones, and micro-cement walls accented by traditional tiles and original antique latches.
- **Master Retreat:** A sunlit master bedroom featuring an open-plan en-suite with exquisite hand-painted Portuguese tiles, opening directly to the pool and gardens.
- **Guest Accommodations:** Two beautifully appointed guest bedrooms, a family bathroom, powder room, and dramatic hallways with Moorish arches illuminated by soft, recessed stair lighting.
- **Smart Upgrades:** Hydronic underfloor heating, air conditioning, and a high-end chef's kitchen equipped with a breakfast bar and wine coolers.

### **Outdoor & Leisure Living**

- **Sun-Drenched Pool:** A heated, beautifully tiled swimming pool featuring an electric retractable cover, outdoor shower,

Status	New Listing
Type	Villa
Energy	A+
Year of Construction	1987
Year Renovated	2025
Bedrooms	3
Bathrooms	3
Plot Area	7250
Built Area	260



and a traditional Moroccan Sahn.

- Entertainer's Dream: Multiple covered terraces with brick-vaulted ceilings, a dedicated BBQ area, and mature, decades-old manicured gardens.
- Sustainable & Off-Grid Ready: Fully capable of running entirely off-grid. Features include 56 photovoltaic panels with battery storage, an EV charging station and a licensed private borehole.

### **Versatile Expansion & Staff Facilities**

- Licensed Annex: A registered annex ready to be converted into two additional private guest suites.
- Staff Pod: A fully static capsule "pod" house ideal for on-site staff.
- Multipurpose Space: Converted shipping containers provide versatile office or storage space, complemented by a spacious 3-car carport.
- Market Garden Potential: A smaller walled garden surrounds the villa, while the remaining expansive land is perfect for a private market garden or equestrian use, featuring mature fruit and nut trees.

### **Exceptional Features:**

- 1-car box garage: Includes an electric charging station.
- Solar power: 56 photovoltaic panels with battery storage.
- Private water: Fully licensed borehole with osmosis system, softener, plus mains water.
- Climate control: Hydro underfloor heating, cast iron salamander and full air conditioning.
- Modern kitchen: Equipped with a breakfast bar and wine coolers.
- Full laundry: Maximized storage capacity.
- Mezzanine level: Ideal space for a home office.
- Grand entrance: Walled perimeter with a cobbled turnaround driveway.
- Dual entry: Two automated gates.
- Smart home system: App alerts for humidity and window efficiency.
- Windows: Double glazed, mosquito nets, UVA protection and thermic cut
- Security: Alarm system, cameras, C.C.T.V.

### **Centrally Located**

- Albufeira Marina (6.5 km / 10-min drive): Portugal's most sheltered, secure marina; accommodates large vessels up to 20m x 6.7m.



- Albufeira Old Town (6 km / 12-min drive): Quick access to the historic centre and vibrant local culture.
- Beaches & Fine Dining (9 km): Minutes from pristine Blue Flag beaches and acclaimed Michelin-starred restaurants.
- Shopping & Healthcare (2 km): Conveniently close to a large shopping mall, retail park, and an upcoming commercial zone with a private hospital.
- Guia Gastronomy (3 km / 5-min drive): Renowned culinary hotspot offering international dining and world-famous authentic chicken piri-piri.
- Salgados Golf Course (8 km / 12-min drive): Excellent local golfing right on your doorstep.
- Travel & Connectivity: Just 3.5 km (5-min drive) from the motorway for direct routes to Lisbon or Spain, and 40 km from Faro International Airport



## Gallery



1. Gardens



2. Pool



3. Gardens



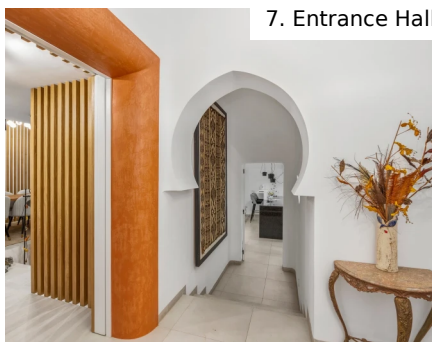
4. Property



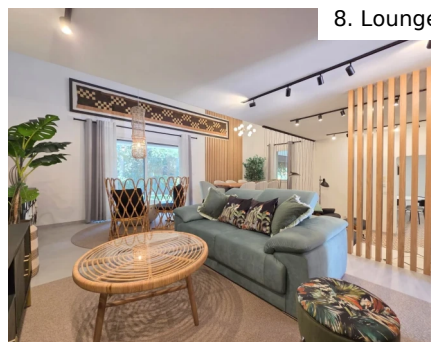
5. Aerial



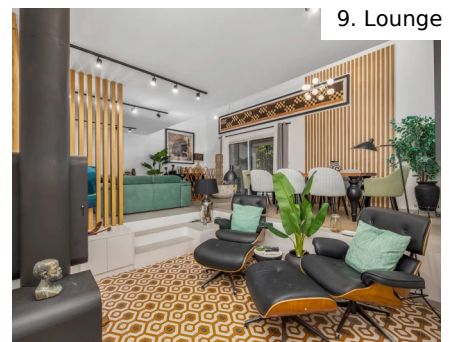
6. Entrance



7. Entrance Hall



8. Lounge



9. Lounge



10. Lounge



11. Dining



12. Terrace