



The Ultimate Work-Live Estate, 3 Bedroom Villa with Massive Warehousing in Guia

Commercial in Guia

ref. **PIP1064KS**

787.500€

Prime N125 Location | 2 Substantial Warehouses | Expansive Private Plot

Rarely does a property offer such a seamless blend of comfortable family living and high-capacity commercial potential. Situated on a fully fenced, gated plot with direct access to the N125, this estate in Guia is a strategic gem for entrepreneurs, hobby farmers, or those seeking a home with unparalleled storage.

The Residence: Solid, Stylish, and Ready

The main home balances traditional Algarve charm with modern peace of mind. Featuring updated plumbing, electrics, and refurbished bathrooms, the interior is move-in ready.

- **Comfortable Living:** Spacious lounge with a cozy fireplace for cooler evenings.
- **Outdoor Lifestyle:** Multiple covered terraces and a dedicated BBQ zone designed for year-round entertaining.
- **Modern Upgrades:** Double-glazed windows throughout and a private garage.

The Potential: Business, Storage, or Agriculture

The standout feature of this estate is its sheer versatility:

- **Two Massive Warehouses:** Professional-grade spaces perfect for a distribution hub, workshop, or secure collection

Status	Available
Type	Commercial
Energy	E
Year of Construction	1989
Year Renovated	2010
Bedrooms	3
Bathrooms	2
Plot Area	3640
Built Area	463



storage.

- **Fertile Land:** The large, flat plot is ideal for a market garden, smallholding, or hobby farm, benefiting from the Algarve's world-class growing climate.
- **Additional Space:** Extensive attic access and various outbuildings offer even more room to expand.

The Location: At the Heart of Everything

Positioned perfectly for logistics and leisure:

- **Retail & Transit:** 1km to Algarve Shopping and just 1.7km to the A22 motorway.
- **Local Charm:** 5 minutes to the famous chicken piri-iri restaurants of Guia.
- **Coastal Access:** Only 10 minutes (6km) to the vibrant Albufeira Old Town and golden beaches.
- **Global Link:** A swift 30-minute drive to Faro Airport.

Whether you are launching a business, securing a rural retreat, or looking for a family home that works as hard as you do, this Guia estate delivers on every level.

Guia blends authentic Algarve charm with convenient proximity to the region's premier coastal destinations. This vibrant town of 4,500 residents serves as a peaceful, upscale alternative to the bustling tourist strips nearby, making it highly attractive for luxury property buyers.

Why Invest in Guia

Prime Location: Situated just 6 kilometers from Albufeira's beaches and nightlife.

Seamless Connectivity: Quick access to the A22 motorway and Faro International Airport.

Ideal Demographics: A sophisticated mix of retirees, families, and digital nomads seeking tranquility.

Community Vibe: Active British, Dutch, and German expat networks that integrate easily with local residents.

Lifestyle & Amenities

Capital of Piri-Piri: Globally renowned as the birthplace of spicy piri-iri chicken, hosting several historic, high-end gastronomic venues.

Algarve Shopping: The region's premier retail hub features over 100 upscale stores, diverse dining, and free parking.

Traditional Markets: Weekly open-air markets offer fresh, organic produce and regional delicacies directly from local farmers.

Zoomarine Algarve: Located on the outskirts, this world-class oceanographic theme park adds significant entertainment value to the area.

Premium Healthcare Access



On-Site: Immediate medical care is available, conveniently located in town (Centro de Saúde) and a private clinic inside the Algarve Shopping complex.

Nearby Hospitals: Comprehensive emergency and specialist treatment is accessible within a short drive to Albufeira, which provides 24/7 private urgent care.

Multilingual Care: Local private facilities prioritize the region's international community, offering highly qualified, English-speaking medical staff and seamless integration with major global health insurance providers

Guia delivers the perfect balance of traditional Portuguese heritage, modern conveniences, and high-end residential appeal.



Gallery



1 . Property



2. Property & Land



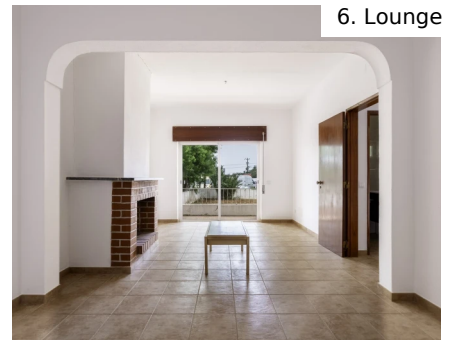
3. House



4. Kitchen



5. Kitchen



6. Lounge



7. Lounge



8. Bedroom 1



9. Bedroom 1



10. Bedroom 2



11. Bedroom 2



12. Bathroom 1