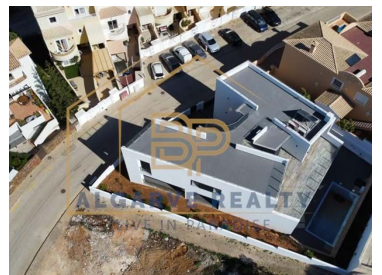




## São Gonçalo de Lagos - Residencial



 4	 5	 277,37	 554			<b>1 750 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## FOR SALE - LUXURY VILLA T4+1 WITH GARAGE AND SWIMMING POOL

Lush contemporary 4+1 bedroom villa with luxury finishes and materials situated 10 minutes walk from Lagos Marina!

This villa consists of garage, ground floor, first floor and rooftop.

On the -1 floor, there is the garage with space for 2 cars, a service bathroom, a technical area, a space with fireplace and TV ideal for a cinema room, gym or games room and another space ideally intended for an office.

Continuing to the ground floor through an imposing interior stone staircase with glass guard, we have 1 office with balcony, a full bathroom, living room with large balcony for leisure area and kitchen in



**Carla Luz**

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open space fully equipped with TV (hob, oven, ceiling extractor fan, microwave, dishwasher, mini wine cellar and fridge - TEKA brand) laundry. Outside there is a lush swimming pool and garden. On the 1st floor we find the 4 bedrooms with balconies, in which 2 bedrooms with built-in wardrobes and bathroom with double door to the 2 bedrooms and 2 en suite bedrooms with 2 built-in wardrobes and balconies. We also have through the door to the outside a large balcony with access to the rooftop with stunning views of the city of Lagos and sea views.

Comfort finishes such as:

- Video intercom system,
- Individual sound system throughout the house,
- Ceramic mosaic underfloor heating in the living room, kitchen, circulations and bathrooms,
- Floating wooden flooring in the bedrooms,
- Thermal and acoustic insulation,
- Premium window frames with double glazing,
- Pre-installation of central vacuum,
- Windows with electric blackout and LED light,
- Solar thermal panels for DHW heating, a sustainable option that contributes to the energy efficiency of the house and reduces energy expenses, with a capacity of 300L.
- Vulcano brand natural gas water heater for domestic hot water,
- Daikin Multi-split air conditioning in all rooms for heating and cooling., for a renewable energy contribution,
- LED lights built into the ceiling throughout the house,
- Glass entrance doors,
- Automatic entrance gate,
- Swimming pool

Walking distance to the Palmares Ocean Living & Golf course and the Boavista Golf & Spa course and the beaches of Porto de Mós and Meia praia.

Expected completion in October 2024.

... And you already know the best deals are with BP ALGARVE REALTY!



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## Property Features

- Air conditioning
- Fireplace
- Equipped kitchen
- Internet Fiber
- Condominium value: sim
- Pool
- solar panels
- Built year: 2023
- Short distance to daily services
- Energetic certification: A+
- Garage
- 10 min. of beaches
- sea view
- Marina, Golf, Restaurants
- Luxury life style
- Underfloor heating
- Double glasses
- Office
- IMI: sim
- automatic blinds
- Garden
- automatic gates
- Good condition
- Central location
- Typical Algarve Area
- 40 minutos Aeroporto de Faro
- 1/+ Balcony
- Close to supermarket, schools, bus stop
- Parking with storage



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