



## T1+1 Townhouse in Praia Da Luz



### Agenten-Info

|                         |                        |
|-------------------------|------------------------|
| Name:                   | Ann Laws               |
| Name der Firma:         | Laws Property Portugal |
| Land:                   | Portugal               |
| Erfahrung seit:         |                        |
| Art der Dienstleistung: | Immobilien verkaufen   |
| Spezialgebiete:         |                        |
| Art der Immobilie:      | Wohnungen              |
| Telefon:                |                        |
| Sprachen:               | Portuguese             |
| Webseite:               |                        |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 485,000 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Portugal   |
| Staat/Region/Provinz: | Faro       |
| Stadt:                | Lagos      |
| Adresse:              | Luz        |
| Veröffentlicht:       | 29.08.2025 |

### Beschreibung:

Situated in a quiet and secure location within a private condominium in Praia da Luz, this elegant and well-proportioned T1 + 1 townhouse has been recently renovated and updated. It boasts panoramic ocean views, excellent sun exposure throughout the day, and a level of privacy, offering both comfort and style.

Located just a short stroll from a beautiful sandy beach, Praia da Luz offers a blend of traditional charm with modern amenities, including restaurants, shops and bars. The historic and vibrant town of Lagos is just a short drive away and several renowned local golf courses are also within easy reach, making it an ideal destination.

Year of Construction: 2007 (renovated in 2023)  
Total area: 146.92m<sup>2</sup> =  
Construction Area: 89.05m<sup>2</sup>  
Gross Dependent Area: 57.87m<sup>2</sup>  
Energy Rating: C  
Price: 485,000 (Furnished - Inventory to be provided)



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Condominium Fee: 73.12 per month to include pool maintenance, gardening and property management services.

Situated as an end unit with only one shared wall, the property offers extra privacy and a sense of space. The front door opens into a hallway featuring a separate fully fitted kitchen with ample storage, as well as a modern family bathroom for extra convenience.

The bright and airy living dining area, on this level, opens onto a spacious patio with views of the communal pool and landscaped gardens. As one of the largest outdoor spaces in the development, it is perfect for al fresco dining, entertaining, or simply relaxing in the sun.

Stairs lead to the first floor, with a large master bedroom with fitted wardrobes, additional storage cupboards and a modern bathroom. This level also boasts two terraces on opposite sides, each offering breathtaking views over the ocean and the dramatic Rocha Negra cliffs - perfect for enjoying both sunrises and sunsets.

The lower ground floor provides versatile accommodation with additional storage, offering the flexibility to create an office, gym, cinema room, or even an extra bedroom to suit individual needs.

This level also has direct access to a generous private garage with an automatic door, activated by a remote control, offering space for one car as well as additional storage and a dedicated area for bikes or outdoor equipment.

Residents of the condominium benefit from excellent communal amenities, including a saltwater swimming pool and a separate indoor area with a jacuzzi, sauna, and changing rooms. The development is surrounded by beautifully landscaped gardens, creating a welcoming environment.

A fantastic opportunity to make this beautiful property your new home. With its inviting features, beautiful location and potential, this residence offers both comfort and value and an early viewing is strongly recommended.

## Property Features

T1 + 1

2 Bathrooms

Electric shutters

Entryphone

AC Reverse in the Living Room and Bedroom

Built in one car garage with electric door with additional room for storage and dedicated area for bikes or outdoor gear

Communal salt water swimming pool

Communal indoor area with sauna, jacuzzi, changing rooms and WC

Recently updated to include a new re-surfaced and re-tiled patio

Quiet and secure location

- REF: 369LUZ



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|         |      |
|---------|------|
| Neu:    | Nein |
| Gebaut: | 2007 |

## Allgemein

|                          |                      |
|--------------------------|----------------------|
| Schlafzimmer:            | 1                    |
| Badezimmer:              | 2                    |
| Fertige m <sup>2</sup> : | 89,05 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------|
| URL der virtuellen Tour: | <a href="https://my.matterport.com/show/?m=F2UM38XFR">https://my.matterport.com/show/?m=F2UM38XFR</a> |
|                          | ST                                                                                                    |

## Kontaktinformation

|           |        |
|-----------|--------|
| IMLIX ID: | 369LUZ |
|-----------|--------|

