



## Tavira 4 Bed villa with heated pool, garden & energy-smart year-round comfort



### Agenten-Info

|                         |                        |
|-------------------------|------------------------|
| Name:                   | Paul Greenhalgh        |
| Name der Firma:         | Compass Property Sales |
| Land:                   | Portugal               |
| Erfahrung seit:         |                        |
| Art der Dienstleistung: | Immobilien verkaufen   |
| Spezialgebiete:         |                        |
| Art der Immobilie:      | Wohnungen              |
| Telefon:                |                        |
| Sprachen:               | Portuguese             |
| Webseite:               |                        |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 1,690,800.26 |

### Standort

|                       |                                 |
|-----------------------|---------------------------------|
| Land:                 | Portugal                        |
| Staat/Region/Provinz: | Faro                            |
| Stadt:                | Tavira                          |
| Adresse:              | Tavira (Santa Maria e Santiago) |
| Veröffentlicht:       | 02.10.2025                      |

### Beschreibung:

Nestled within the prestigious Quinta do Perogil Estate the most sought-after address in Tavira this exquisite 4-bedroom villa offers a rare opportunity to embrace refined living in harmony with nature, in complete comfort all year round. Designed with top-quality insulation and photovoltaic panels, the property combines elegance with sustainability, ensuring an energy-efficient home that is as practical as it is beautiful.

A true sanctuary for families, the villa is defined by its expansive, beautifully landscaped garden, where outdoor living takes centre stage. Here, under the dappled shade of a majestic, centuries-old carob tree, life unfolds slowly and beautifully. Children can roam freely across the manicured lawn while adults relax in the elegant octagonal pergola, enjoying alfresco meals or quiet conversations beside the heated swimming pool. Every corner of the outdoor space has been designed to invite connection, comfort, and calm, capturing the essence of the Algarve lifestyle with the added assurance of a home built for sustainable, year-round enjoyment.

Renovated extensively in 2017, the villa seamlessly blends contemporary elegance with practical family functionality. Inside, a sleek Italian Arital kitchen equipped with top-of-the-line appliances from Miele, Siemens, and Liebherr forms the heart of the home, ideal for preparing meals that bring everyone together. The spacious living room is bathed in natural light thanks to expansive south-facing windows



that frame the view of the garden, creating a warm, welcoming ambiance throughout the seasons. A guest bathroom and a fully equipped laundry room offer convenience for daily living without compromising on style.

On the first floor, two of the four well-proportioned bedrooms open onto a shared balcony that reveals sweeping views of Tavira skyline. All bedrooms include built-in wardrobes and are thoughtfully positioned to offer privacy and quiet, served by two modern and tastefully appointed bathrooms.

Ascending to the top level, a charming reading nook and solarium lead out onto a rooftop terrace, where uninterrupted vistas stretch from the historic heart of Tavira to the shimmering coastline and Tavira Island beyond an idyllic space for peaceful reflection or sunset gatherings.

Modern features such as underfloor heating, air conditioning, and a heated pool ensure year-round comfort. Sustainability is also at the forefront, with 14 photovoltaic solar panels generating electricity and two additional panels providing hot water. The property is fully fenced for privacy and accessed via an automatic gate, with a private garage completing the sense of security and exclusivity.

Located just minutes from the vibrant center of Tavira, with its cobbled streets, cultural treasures, and pristine beaches, this villa offers not only a home but a lifestyle. It is a place where families grow, seasons are savored, and every day is touched by the beauty of the outdoors. Whether as a permanent residence, a luxurious holiday retreat, or a long-term investment in the Algarves most desirable enclave, this remarkable villa delivers elegance, comfort, and the joy of garden living in equal measure.

## TAVIRA

Set gracefully on both banks of the meandering Rio Gilão, Tavira is often called the "Venice of the Algarve" not for its canals, but for its serene beauty, iconic bridges, and romantic ambiance. Unlike the more commercialised resorts of the central Algarve, Tavira remains deeply authentic, blending a rich Moorish and Roman heritage with a modern, laid-back lifestyle. As you wander through the cobbled streets lined with azulejo-tiled façades, ancient churches, and blooming jacaranda trees, it becomes clear why Tavira is often described as the Algarves most enchanting town. With over 37 churches, many dating back to the Middle Ages, and a 7-arched Roman bridge said to have been reconstructed during the 17th century, Tavira offers a journey through centuries of Portuguese history. But Tavira is more than just a historic town it's a thriving community that blends culture, nature, and a growing international presence, making it an attractive location for both visitors and expats alike.

Tavira's timeless architecture sits alongside a vibrant contemporary culture. The town's Mercado da Ribeira, a beautifully restored 19th-century market hall, now hosts trendy cafés, artisan shops, and cultural events. The modern municipal market, meanwhile, is a feast for the senses, with fresh produce, local fish, cheeses, and flowers filling the air with aroma and colour. Tavira is also increasingly known for its strong sustainability ethos, with eco-tourism, organic farming, and conservation of the nearby Ria Formosa Natural Park being central to local policy. International families, digital nomads, and retirees are choosing Tavira not only for its beauty and safety but also for its quality of life, walkability, and expanding bilingual services including international schools, healthcare, and real estate offerings.

## BEACHES & NATURAL WONDERS

Tavira is blessed with access to some of the most pristine and picturesque beaches in Portugal, thanks to its location adjacent to the Ria Formosa Natural Park, a protected lagoon system and one of Europe's most important wetlands.



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## Ilha de Tavira (Tavira Island)

Just a short ferry ride from the town, this island stretches over 11 kilometres and features white sands, dunes, and crystal-clear water. It's a Blue Flag beach, indicating exceptional cleanliness and facilities. Tavira Island offers calm waters ideal for families, and its small beach village provides a variety of seaside restaurants and bars.

## Praia do Barril

Famous for the Cemitério das Âncoras (Anchor Cemetery), a hauntingly beautiful installation of over 100 rusting tuna boat anchors, this beach was once a thriving centre for the tuna fishing industry. Today, it's a peaceful and spacious beach accessible via a charming miniature train that runs from the mainland through the Ria Formosa wetlands.

## Ilha de Cabanas

A tranquil stretch of sand near the fishing village of Cabanas de Tavira, this beach is ideal for long walks, swimming, and watching the traditional fishing boats glide across the water. It remains relatively untouched and serene even in peak season.

## Secret Spots

Tavira also hides some lesser-known natural gems. Praia da Terra Estreita, a narrow and quiet beach accessed by boat from Santa Luzia, offers off-the-beaten-track tranquillity, while inland, Pego do Inferno, a hidden waterfall and swimming hole in the hills, provides a magical spot to cool off in the summer.

## CULINARY HAVEN

Food lovers will feel at home in Tavira, which is famous for its octopus, caught locally in the village of Santa Luzia, the self-declared Octopus Capital of Portugal.

The town offers everything from rustic taverns serving bacalhau à brás and cataplana de marisco, to fine dining establishments that pair creative interpretations of Algarve cuisine with award-winning Portuguese wines.

Some standout restaurants include:

**A Ver Tavira** With views over the rooftops and river, this fine-dining spot offers refined Portuguese cuisine with a twist.

**No de Gosto** Known for its fusion dishes and stylish setting.

**Marisqueira F** A local favourite for fresh seafood and relaxed atmosphere.

**Santa Luzia Restaurants** For the best octopus dishes, stroll along the water in nearby Santa Luzia.

## WHAT TO SEE IN TAVIRA

**Praça da República** The town's central square is perfect for people-watching and cultural events.

**Roman Bridge (Ponte Romana)** A photogenic highlight, particularly at sunset.

**Castelo de Tavira** The remnants of a Moorish castle offering panoramic views over the town and coast.

**Igreja da Misericórdia** Known for its stunning blue tile panels inside.

**Camera Obscura at the Water Tower (Torre de Tavira)** A unique way to see the town in real time through a periscope-style device.

**Tavira dArtes** A thriving arts centre showcasing work by Portuguese and international artists.



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Islamic Museum Celebrating Tavira Moorish past with fascinating artefacts.

## THINGS TO DO IN TAVIRA

Tavira is not just for sightseeing its for living. Here are some popular activities:

- Walking & cycling along scenic trails and riverbanks
- Birdwatching in the Ria Formosa (home to flamingos and rare species)
- Boat tours to discover hidden islands and marine life
- Historical tours and Moorish heritage walks
- Photography & painting, thanks to the towns stunning natural light
- Culinary workshops & wine tastings
- Outdoor sports including golf, tennis, and water sports
- Festivals like the Festa da Ria Formosa and Tavira Summer Music Festival

## THE EXPAT EXPERIENCE

More and more Northern Europeans are discovering the magic of Tavira not just as tourists but as new residents. With an established international community, bilingual services, and a welcoming local population, Tavira has become one of the top destinations in the Algarve for full-time living. It strikes the perfect balance: small enough to feel personal and authentic, yet cosmopolitan enough to offer comfort, community, and culture.

## FINAL THOUGHTS

Tavira isn't just a place you visit it's a place that invites you to stay. With its enchanting mix of history, nature, cuisine, and charm, its no wonder so many are falling in love with this jewel of the eastern Algarve.

Whether you're looking to holiday, retire, relocate, or simply escape for a while, Tavira offers an experience thats timeless, grounded, and quietly irresistible.

## COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira and the Eastern Algarve. The company was established to offer our all property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout. - REF: V-SUN-5

### Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 4                  |
| Badezimmer:              | 3                  |
| Fertige m <sup>2</sup> : | 277 m <sup>2</sup> |
| Grundstücksgröße:        | 925 m <sup>2</sup> |

### Mietbedingungen

Verfügbar ab:



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## Kontaktinformation

IMLIX ID:

V-SUN-5

