



## 2 bedroom villa in Patã Village - with garage in Box | Gated community with pool



### Agenten-Info

Name:	Gonçalo Dias
Name der Firma:	D'Alma Portuguesa ®
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 570,000

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Faro
Stadt:	Albufeira
Veröffentlicht:	20.05.2026

#### Beschreibung:

2 bedroom townhouse in the renowned Patã Village condominium, in Patã de Baixo- Albufeira. House in excellent condition and with high quality finishes.

Built in 2010, in a modern architectural style, with straight and sober lines, this property is spread over 3 floors (basement, ground floor and 1st floor). It benefits from excellent accessibility and sun exposure.

The entrance is through a wide access staircase. On the ground floor is the living and dining room, which has a panoramic window facing East, allowing fabulous light early in the morning.

The kitchen is closed, with a large horizontal window. It is equipped with white lacquered furniture, black natural stone worktop and has all the essential facilities for everyday life (dishwasher and washing machine, electric hob, oven and fridge).

It communicates with a versatile terrace, with direct access to the garden, and equipped with barbecue and service sink, allowing you to enjoy the surrounding landscape and enjoy pleasant moments outside.

The balcony has a retractable (sliding) glass system, allowing the outdoor area to transform in seconds: open to enjoy the outdoors, or closed to gain comfort and protection. And it also has blinds for greater



---

privacy and protection.

It also has a social bathroom on the ground floor.

A staircase with stainless steel handrail and glass balustrade allows access to the first floor, where the two bedrooms are located, one of them en suite, with base and shower cabin, and another bathroom with bathtub, for greater comfort.

The two bedrooms share a spacious terrace, facing west, with unobstructed views of the countryside. In addition to the generous built-in wardrobes in the bedrooms, there is also an extra wardrobe in the hall on the 1st floor.

From the ground floor it is possible to access directly to the garage in box on the lower floor, where there is parking for two vehicles and a storage storage space, equipped with shelves to maximize space, and where the dryer is installed.

All windows are thermal break double-glazed, with electric shutters, air conditioning in all rooms, heating in the bathrooms and solar panels for heating sanitary water (energy classification B).

Gated community with electric gate and video intercom.

Carefully maintained common areas and green areas, and communal swimming pool for adults and children.

This villa benefits from a strategic location, combining the rural tranquility of the environment where it is located and excellent accessibility, being just a few minutes from shops, services, restaurants, schools and access to public transport:

Albufeira Pescadores Beach : 7 km

Olhos de Água Beach: 3 km

Falésia Beach: 4 km

Lusíadas Private Hospital: 7 km

Pine Cliffs Golf: 4 km

Balaia Golf: 4 km

Vilamoura: 6.5 km

Algarve Shopping: 12 km

Mar Shopping: 24 km

Faro Airport: 29 km

Excellent investment opportunity, whether for permanent residence, holiday home, or even to monetize in annual or short-term rental (Alojamento Local). Book your visit now!

- REF: LR55-137

Neu:	Nein
Gebaut:	2010



## Allgemein

Schlafzimmer:	2
Badezimmer:	3
Fertige m <sup>2</sup> :	103,3 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://my.matterport.com/show/?m=btCVyiaJbvA>

## Kontaktinformation

IMLIX ID: LR55-137

