



## Luxury 7 Bed Estate For Sale in Tunes Silves



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,752,557.69

### Τοποθεσία

Χώρα:	Portugal
Διεύθυνση:	VAL 2036
Ταχυδρομικός κωδικός:	8365-235
Δημοσιεύθηκε:	23/06/2025
Περιγραφή:	Luxury 7 Bed Estate For Sale in Tunes Silves Portugal

Esales Property ID: es5554664

### Property Location

VAL 2036, Tunes, Portugal

### Property Details

Imagine owning a slice of paradise in the heart of the Algarve, a place where tranquility meets convenience, and luxury harmonizes with nature. Uniquely, this versatile property offers a luxury 4-bedroom villa, together with an additional 2/3-bedroom self-contained apartment.

Set within a sprawling 3000m2 secure plot, the property boasts mature, meticulously landscaped gardens and a large swimming pool, creating your own private oasis under the Portuguese sun.



## A Secluded Haven with Breathtaking Vistas

Nestled in a serene rural environment, this magnificent property offers an escape from the everyday hustle without sacrificing convenience and accessibility. From its elevated position, you'll be captivated by traditional, unobstructed rural views of olive, fig and carob trees, under-grazed by roaming goat and sheep herds. To the South and East the coast is just 8 kilometers away, where the azure waters of the Atlantic beckon, and looking West, the majestic Serra de Monchique mountain range rises approximately 35 kilometers away, creating a dramatic backdrop and a sense of boundless natural beauty. This unique orientation ensures stunning sunrises and breathtaking sunsets, painting the sky with an array of vibrant colours.

## Unbeatable Location: Rural Charm, Urban Convenience

One of the most compelling features of this property is its truly outstanding location. While offering the peace and privacy of a rural setting, it remains connected to essential amenities and major transport links.

You're just 6 minutes away from all local amenities in the charming towns of Ferreiras and Tunes. Here, you'll find everything you need for daily life, including well-stocked supermarkets, a variety of shops, inviting cafes perfect for a morning coffee, diverse restaurants offering local and international cuisine, schools for all ages, and convenient pharmacies. This proximity means you can enjoy the tranquility of your home while having easy access to all the conveniences of modern living.

For wider shopping, dining, and entertainment options, the bustling county town of Albufeira is just a short 12-minute drive away. Known for its vibrant nightlife, picturesque old town, and beautiful beaches, Albufeira offers endless possibilities for leisure and enjoyment, making it a perfect extension of your local amenities and for easy, stress-free trips out, economic taxis / Ubers serve the villa.

Connecting you to the wider region and beyond, the property is strategically located just 6 minutes from the main high-speed rail network. This fantastic connection allows for swift and comfortable travel North to Portugal's major cities of Lisbon and Porto, perfect for city breaks or business trips. The rail network also extends East and West along the southern coast of Portugal, from Sagres to Spain and beyond, opening up a world of exploration. Furthermore, you're only 6 minutes from the A22 (toll-free) motorway network, providing seamless access North, East, and West, whether you're exploring the Algarve, heading to Spain, or venturing further into Portugal. And for international travel, Faro International Airport is a convenient 40-minute drive, making arrivals and departures incredibly easy.

## A Home Designed for Versatility and Comfort

This property truly stands out for its adaptability. The main 4-bedroom villa provides ample space for a large family or guests, with well-appointed rooms designed for comfort and flow.

The extensive and picturesque 3000m2 plot provides generous and versatile outdoor living space, having already hosted a private wedding event. The mature, landscaped gardens are a work of art, offering serene pathways, vibrant flora, and shaded areas perfect for relaxation. The large swimming pool is undoubtedly



the centrepiece for outdoor enjoyment, providing a refreshing escape during warm days and a picturesque focal point for entertaining. With ample space for sun loungers, outdoor dining areas, and a dedicated BBQ zone, the outdoor living possibilities are endless. The secure nature of the plot ensures peace of mind, allowing you to fully enjoy your private haven.

Complementing these features, the property also includes two large garages with ample storage and workshop space, a separate utility/laundry room, and two inviting external BBQ/eating areas strategically located by the pool and at the lower end of the garden for varied outdoor entertaining.

## The Self-contained Apartment

The separate, self-contained 2/3-bedroom apartment offers further flexibility. This independent unit could serve as a private guest suite, providing comfortable accommodation for visiting friends and family. Alternatively, it presents a fantastic opportunity for rental income, whether for long-term tenants or as a holiday let, capitalising on the Algarve's thriving tourism market.

Currently the apartment serves as accommodation for the estate caretaker and their family, who provide comprehensive security, meticulous pool and garden maintenance, and handle general small repairs. Such an arrangement offers peace of mind, consistent security, allowing the owners to simply arrive, enjoy their holidays at will, and depart without concern. Furthermore, the property's excellent accessibility is highlighted by Faro International Airport, which offers four direct flights to and from the USA weekly, enhancing the appeal for international owners.

## Sustainable Living with Modern Infrastructure

This property is not just beautiful; it's also remarkably self-sufficient and efficiently managed, showcasing a blend of traditional Portuguese ingenuity and modern sustainable practices.

One of its most significant assets is its own borehole for water supply. This independent water source is crucial, providing ample water for the automatic irrigation system that keeps the mature gardens lush and vibrant, as well as supplying the large swimming pool. This ensures a consistent and cost-effective water supply, a valuable feature in any climate. Additionally, the borehole water passes through a purification system for the villa and apartment, demonstrating a comprehensive approach to water management. For absolute peace of mind, there is also a metered mains water connection to the property, should it ever be required.

Waste management is also thoughtfully addressed with separate systems. The villa and the apartment each have their own septic tanks for the treatment and disposal of grey and foul water. This autonomy provides significant cost savings and environmental benefits.

Comfort is paramount in this home, year-round. Hot water is primarily provided by efficient solar panels, harnessing the abundant Portuguese sunshine to minimize energy consumption and utility bills. When solar power alone isn't sufficient, an electric immersion heater serves as a reliable backup, ensuring a continuous supply of hot water whenever needed. The entire property is fully air-conditioned, offering both heating and cooling capabilities, allowing you to maintain the perfect indoor climate regardless of



the external weather. For supplementary warmth during cooler periods, ducted hot air from the main feature fireplace in the lounge circulates throughout the living areas, creating a cozy ambiance. Furthermore, the kitchen benefits from the luxury of underfloor heating, adding an extra layer of comfort and warmth, particularly appreciated during the winter months. An integrated central vacuum system provides convenient and efficient cleaning throughout.

## ABOUT THE AREA

Tunes, a charming and traditionally Portuguese village, is strategically located within the municipality of Silves in the heart of the Algarve. While Tunes itself offers a relaxed, rural atmosphere, it serves as a fantastic base for exploring the wider region. It's well-regarded for its excellent connectivity, particularly its train station which acts as a key hub on the main line traversing the Algarve, linking it to major cities like Lisbon and Porto further north. The village provides essential day-to-day amenities, including local shops, cafes, and supermarkets, catering to both its local Portuguese population and a growing international community who appreciate its authentic feel away from the more bustling coastal resorts.

The broader municipality of Silves, to which Tunes belongs, is steeped in history and natural beauty. Silves city, the former Moorish capital of the Algarve, is a must-visit, dominated by its imposing red-sandstone castle – the best-preserved example of Moorish military architecture in Portugal. Visitors can explore the castle's ancient walls, wander through the historic cobbled streets, and visit the Gothic cathedral built on the site of a former mosque. The Municipal Archaeological Museum in Silves also offers a fascinating journey through the region's past, showcasing artifacts from Paleolithic times to the Moorish era. The area is also famous for its vast orange groves, earning Silves the title of 'Capital da Laranja' (Capital of Oranges).

Life in Tunes and the surrounding Silves municipality offers a balanced blend of traditional Portuguese culture and modern conveniences. The economy of the region, like much of the Algarve, benefits significantly from tourism, but also has strong roots in agriculture, particularly the cultivation of citrus fruits and cork production. This provides a stable backdrop for a comfortable lifestyle. Residents and visitors enjoy a slower pace, with opportunities to immerse themselves in local customs, sample fresh regional cuisine, and partake in outdoor activities such as hiking in the nearby hills or exploring the stunning coastline. The presence of international residents adds a multicultural dimension, fostering a welcoming and diverse community.

For those planning to visit or reside in Tunes, its accessibility is a significant advantage. The most convenient and frequently used airport is Faro Airport (FAO), located approximately 40-45 kilometers to the east. Faro Airport serves as the main international gateway to the Algarve, with numerous flights from across Europe. While Faro is the primary choice, other options include Lisbon Humberto Delgado Airport (LIS), which is a larger international hub further north (approximately 250-280 km away), and Seville Airport (SVQ) in Spain to the east, which can also be a viable alternative for some travellers, though requiring a longer onward journey into Portugal.

## MAIN FEATURES:

\* 455m2 of living space



- \* 3000m2 plot
- \* 7 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential

In summary, this property offers a rare combination of an idyllic rural setting, convenient access to urban amenities and transport links, and a comprehensively equipped, sustainable home. It's more than just a villa; it's a lifestyle opportunity in one of Europe's most desirable locations.

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## Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	455 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.194.281

