



## QUINTA DO POÇO - UPDATED TOWNHOUSE WITH 2 PRIVATE PATIO SPACES AND A SHARED POOL



### Στοιχεία μεσίτη

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Όνομα:            | Champion Capacity                                                                     |
| Όνομα εταιρείας:  |                                                                                       |
| Χώρα:             | Portugal                                                                              |
| Experience since: |                                                                                       |
| Τύπος υπηρεσίας:  | Selling a Property                                                                    |
| Specialties:      |                                                                                       |
| Property Type:    | Apartments                                                                            |
| Τηλέφωνο:         |                                                                                       |
| Languages:        | English, Portuguese                                                                   |
| Site:             | <a href="https://www.falesiainmobiliaria.com">https://www.falesiainmobiliaria.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 395,592.28 |

### Τοποθεσία

|                        |                           |
|------------------------|---------------------------|
| Χώρα:                  | Portugal                  |
| Νομός/Περιοχή/Επαρχία: | Faro                      |
| Πόλη:                  | Albufeira                 |
| Διεύθυνση:             | Albufeira e Olhos de Água |
| Δημοσιεύθηκε:          | 20/07/2026                |
| Περιγραφή:             |                           |

The description of a property is important for us to know if it meets the characteristics we want. Please read the entire description carefully. It is also very important that you see all the photographs we present. They are presented as a film that begins at the entrance of the house and continues room by room, first showing the entire ground floor and finally the first floor.

Then, after imagining what you will find, schedule your visit today or you risk hearing what we never want to hear... "I regret to inform you that this property is already reserved."

Come and see why I consider this the best offer on the market for 2-bedroom houses in this market segment.

This house (T1+1) is located on one of those lots of 8 semi-detached houses with a shared pool. There are several advantages of this house compared to other properties for sale, see for yourself: Updated house with wooden floors, two bedrooms, two private patios, one facing the living room and facing south with 29.30m<sup>2</sup> and another at the entrance of the house with storage and laundry. Several alterations and improvements have been made, including to allow the use of an area of the en-



suite bedroom as an office, a "semi-bedroom" for children, or a walk-in closet.

In this house, for greater comfort and dynamism, the original floor plan was altered and several improvements were made.

The kitchen was strategically "moved" to an area of the living room that was previously the dining area (9.37sqm), taking the opportunity to update its furniture, and a bedroom of 6.69sqm (2.26sqm x 1.96sqm) was created where the kitchen was originally located.

The living room is equipped with air conditioning (hot and cold) and have 19.48sqm (13.48sqm + 6.34sqm), was extended to create a dining area (6.34sqm) in an area that was previously a covered terrace, creating an excellent space for meals and socializing, closer to the outdoors and with more light.

On the first floor, we have an en-suite bedroom that was previously an open mezzanine overlooking the living room. A wooden extension was added, creating another area "separated" from the suite by a masonry wall approximately one meter high, allowing for the addition of two more beds. A Velux window was also installed for greater natural light and storage in the lower part of the roof. This added wooden floor is located above the room, which previously had a ceiling height that reached the roof. It measures 1.81m at its highest point, 1.50m in the middle, and 1.14m at its lowest point (storage). Please see the photographs to get a real idea of what I am describing.

We also have, on the 1st floor, a bathroom with a window (2.35sqm) and a pleasant balcony of 6.27sqm.

Quinta do Poço is a quiet urbanization between Albufeira and Vilamoura, with excellent access and just minutes from the best beaches and all services.

The urbanization consists of about a dozen houses with private plots and several plots with condominiums of 8 townhouses, mainly with a communal swimming pool.

For scheduling visits and or clarifications, contact:

Pedro Gonçalves

Falésia Imobiliária®

General details:

Condominium (monthly): 91

Property Tax (IPTU) (Annual): 257.65

Gross private area: 78.69 sqm

Gross dependent area: 11.23 sqm

- REF: PG90

Κατασκευάστηκε: 1995

## **Κοινά**

Κρεβατοκάμαρες: 2

Μπάνια: 2

Τελειωμένα τετραγωνικά πόδια: 78,69 τ.μ

## **Lease terms**



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Date Available:

## Contact information

IMLIX ID:

PG90

