



## Spectacular 2 Bedroom Apartment within Walking Distance to the Ria Formosa and Waterfront of Cabanas. Amazing Pool and Garage



### Info Agente

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Nombre empresa:	ITHLUX
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 425,000

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Faro
Ciudad:	Tavira
Publicado:	06/03/2023

### Descripción:

Spectacular 2 Bedroom Apartment within Walking Distance to the Ria Formosa and Waterfront of Cabanas. Amazing Pool and Garage

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Cabanas de Tavira, in the East Algarve, has become a favourite destination for travellers. With a rich local gastronomy, the waterfront promenade overlooking the Ria Formosa and one of the most idyllic beaches in the Algarve,

A unique project located a few metres from the Ria Formosa, this complex is divided into 4 blocks which share a swimming pool, a garden and a leisure area. This division allows residents to have more privacy and larger outdoor areas to enjoy the Algarve weather.

New first floor apartment for sale with 2 bedrooms, 2 terraces, swimming pool and garage in private condominium very close to the beach of Cabanas de Tavira.



This new condominium presents a new concept: it is divided by blocks to offer a lot of privacy to each apartment like a villa. From the elevator, the apartment has a private and exclusive entrance. The condominium has plenty of natural light, garden, children's space and panoramic elevators.

The apartment has 1 bedroom with private bathroom, second bedroom and social bathroom, kitchen with Bosch appliances and living room with an interior area of 91sqm, exterior area of 23sqm and garage with 28sqm. Total Gross area of 142sqm .

The ground floors have generous patios and private access from inside the apartment to the large garages in the basement. The upper floors are accessed by two elegant panoramic lifts to the east and west

**EQUIPMENT:** solar panel for water heating, air conditioning for heat and cold, electric towel racks, double glazed windows and electric blinds. The climate control is guaranteed by air conditioning (cold heat) and the heating of the sanitary waters is done by heat pump with the support of a photovoltaic panel.

The building is built with quality flooring materials and thermal insulation for summer and winter. Energy certification is very good, which allows an energy saving.

The bathrooms are very elegant and modern, with Roca suspended sanitaryware and Love ceramics. The kitchen has contemporary lines with white lacquered furniture, Silestone worktops and Bosch appliances.

The deadline for completion in 2024 and the building is already under construction and can be visited now with launch prices still in place.

Why invest and live in Portugal?

1. **\*\*Stunning Natural Beauty\*\***: The Algarve boasts breathtaking coastlines, beautiful beaches, and picturesque landscapes. From dramatic cliffs to golden sands, the scenery is truly remarkable.
2. **\*\*Mild Climate\*\***: The region enjoys a Mediterranean climate, with plenty of sunshine and mild winters, making it an ideal destination for year-round living or vacations.
3. **\*\*Investment Opportunity\*\***: Real estate in the Algarve can be a sound investment. The region has a growing tourism sector, attracting visitors year-round, which can lead to rental opportunities and long-term value appreciation.
4. **\*\*Quality of Life\*\***: The Algarve is known for its relaxed lifestyle, friendly communities, and a slower pace of life, making it attractive for retirees and families alike.
5. **\*\*Outdoor Activities\*\***: With its beautiful landscapes, the Algarve offers various outdoor activities, including hiking, golfing, water sports, and cycling, making it a haven for nature enthusiasts.
6. **\*\*Cultural Richness\*\***: The region has a rich cultural heritage, with charming towns, local markets, art



galleries, and historic sites, providing residents and visitors with a rich cultural experience.

7. **Affordable Cost of Living**: Compared to many Western European countries, the cost of living in the Algarve can be relatively affordable, especially regarding food, dining, and local services.

8. **Good Connectivity**: The Algarve is well-connected to major cities and international airports, making travel easy. The presence of Faro Airport allows for convenient access to other European destinations.

9. **Gastronomic Delights**: The Algarve offers a diverse culinary scene, famous for its fresh seafood, regional dishes, and local wines, allowing residents to enjoy a rich gastronomic experience.

10. **Stable Property Market**: The Algarve has shown resilience in its property market, with steady growth and demand. Investing in real estate here can be seen as a secure long-term investment. - REF: ITH1624

## Común

Dormitorios: 2  
Baños: 2

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: [https://youtu.be/e\\_a\\_WNSgUxg](https://youtu.be/e_a_WNSgUxg)

## Contact information

IMLIX ID: ITH1624

