



## 2 (1+1) Bedroom +Duplex Apartment with Pool & Gym | Lagos, Algarve



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 996,078.98

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Faro
Ciudad:	Lagos
Dirección:	São Gonçalo de Lagos
Publicado:	02/01/2026

### Descripción:

DOMUS 23 is one of the newest residential developments in Lagos, designed with high standards of quality and comfort.

Located in a central and peaceful area, close to the main access roads and just 5 minutes from Porto de Mós Beach, the development offers the perfect balance between urban convenience and coastal living, standing out for its contemporary architecture and A+ energy efficiency.

This 2 (1+1) bedroom duplex apartment, spread across the third and fourth floors, stands out for its spacious layout and exceptional outdoor areas, offering a total of 142.65 m<sup>2</sup> of interior area and 113.45 m<sup>2</sup> of terraces and balconies including an impressive rooftop terrace of about 80 m<sup>2</sup>, perfect for creating



a private lounge, dining, or leisure area with complete privacy.

The interior layout prioritizes flow and everyday functionality:

- Spacious and bright entrance hall;
- Open-plan living room and kitchenette (36 m<sup>2</sup>) with direct access to one of the terraces;
- One en-suite bedroom with fitted wardrobe;
- Two full bathrooms (one social and one private);
- Office (20 m<sup>2</sup>), ideal for remote work, reading, or as an additional bedroom;
- Upper floor with an additional duplex area (29 m<sup>2</sup>) and direct access to a panoramic terrace (80 m<sup>2</sup>), offering open views and excellent sun exposure.

The social area favors natural light and daily comfort, while the private area ensures privacy and well-being, featuring high-quality finishes throughout.

#### Apartment specifications

- Underfloor heating and air conditioning, ensuring comfort all year round;
- Electric shutters and thermal-cut double-glazed windows, providing excellent thermal and acoustic insulation;
- Smart home system for comfort and security control;
- Solar system for water heating;
- Fiber optic connection;
- Fully equipped kitchen with premium appliances;
- Private indoor parking and exceptionally large terraces balconies.

#### Condominium and amenities

- Heated communal pool and gym;
- Leisure areas and state-of-the-art elevators.

#### Distinctive features

- Part of a development of 33 apartments, DOMUS 23 offers T1+1, T2+1 and T1+1 Duplex layouts with an exceptional balance between indoor and outdoor spaces;
- Just 5 minutes drive from Porto de Mós Beach, in a highly sought-after residential area, ideal for both permanent living and real estate investment.

#### Key information

- Typology: 1+1-bedroom duplex
  - Interior area: 143 m<sup>2</sup>
  - Terraces and balconies: 113 m<sup>2</sup>
  - Status: Under Construction
  - Main features: Panoramic terrace, heated pool, gym, private indoor parking, smart home system, A+ energy efficiency
  - Estimated completion: December 2028
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Do you believe this could be your next investment or the perfect place to live?

Contact us to find out more! - REF: WI-0139

Nuevo: Sí  
Fabricado: 2025

### **Común**

Dormitorios: 3  
Baños: 2  
Pies cuadrados terminados: 142,65 m2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: WI-0139

