



## Wonderful new 3+1 bedroom villa - 190 m2 in Mexilhoeira Grande - Portimão



### Information de l'agent

Nom:	Pera Premium Properties
Nom de compagnie:	
Pays:	Portugal
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.perapremiumproperties.pt">https://www.perapremiumproperties.pt</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 939,293.6

### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Mexilhoeira Grande
Adresse:	Mexilhoeira Grande
Soumis:	10/09/2025

### Description:

Perfect combination of modern comfort and functional design! It is an incredible 3 bedroom + 1 villa inserted in a quiet residential urbanization, with modern architecture, with high quality of construction and generous areas, it is easy to access and benefits from excellent sun exposure with unobstructed views, surrounded by a lot of nature and just 15 minutes from Portimão.

It is the perfect setting for those looking for luxury and comfort. With a gross floor area of 190 m2 and a plot of 251 m2, this property with plenty of natural light offers stunning views of the countryside and the mountain. Built in 2024, the villa is in perfect condition, equipped with double glazing, air conditioning, central heating, electric shutters, underfloor heating, pre-installation for solar panels, alarm, smoke detector and video intercom.

This villa consists of :

- Ground floor: an entrance hall (with built-in wardrobe), an open space dining room with a fully equipped kitchen (with access to the outside and space to relax with barbecue and pergola), a pantry, an



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office, a bathroom, and the possibility of making a swimming pool,

- 1st floor: 3 bedrooms in en-suite bedrooms with built-in wardrobes and balconies (one of them with private closet),

- Level -1: basement with garage for 2 vehicles, fully equipped laundry (with laundry recovery system on the upper levels).

With A+ energy certification, this property guarantees energy efficiency and comfort for the whole family.

Located in a quiet urbanization, within walking distance of the beach, this villa is the perfect getaway to enjoy the good weather and the natural beauty of the Algarve. The property is ideally located just 15 minutes from the beautiful beaches and golf courses, with easy access to the EN125 and A22.

Don't miss the opportunity to make this your new home! Book your visit now. - REF: NF045 MG

Nouveau: Oui

Année: 2025

## Commun

Chambres: 3

Salle de bains: 4

Dimesions du lot: 251 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: NF045 MG

