



Excellent 3 Bed Villa For Sale In Vila Nova de Cacela Portugal



Information de l'agent

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Property Type:	Apartments
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Détails de l'annonce

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Location

Pays:	Portugal
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Description:

Excellent 3 Bed Villa For Sale In Vila Nova de Cacela Portugal

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Rua Doutor Colaço Fernandes, 8900-075 Vila Nova de Cacela, Portugal

Excellent 3-Bedroom Villa for Sale in Vila Nova de Cacela, Portugal

Modern T3 Townhouse with Multi-Level Living, Premium Comfort, and Coastal Proximity

An exceptional opportunity has arisen to acquire a spacious and meticulously designed 3-bedroom (T3) villa in the highly desirable parish of Vila Nova de Cacela, located within the sun-drenched municipality of Vila Real de Santo António. Built in 2009, this modern property sits at an ideal altitude of 27 meters and is positioned just 1.7 kilometers from the coast, offering effortless access to the pristine beaches of the Eastern Algarve, including the famous Ria Formosa and Praia da Fábrica.

Spacious Layout Spanning Three Thoughtfully Configured Floors



Boasting a generous usable area of 145.90 m² and an comfortable average ceiling height of 2.41 meters, the villa features an intelligent architectural layout optimized for space, privacy, and natural light.

* **The Ground Floor:** The welcoming entrance leads into a bright, expansive living room, a fully equipped kitchen, a bathroom, practical storage spaces, and a central circulation hall. This level also features a highly versatile garage; currently designed so it can easily transition into a large, formal dining room. If utilized as a dining space, this area functions as a fully integrated, heated living environment.

* **The Second Floor:** Dedicated to rest and relaxation, this level hosts three spacious, well-appointed bedrooms. These private quarters are supported by two modern bathrooms and a central hallway, offering the perfect setup for families or hosting overnight holiday guests.

* **The Third Floor (Attic Level):** This floor features two large, multi-purpose rooms separated by a circulation hall. One of the rooms is fully plumbed with a washing machine and sink, making it an ideal laundry hub. These versatile spaces can easily be transformed into a home office, a fitness studio, or an additional lounge, leading directly out to a private outdoor roof patio with beautiful elevated views.

Energy Efficiency and Climate Control

Designed with modern sustainability and year-round comfort in mind, the villa features a Southeast-facing main facade, ensuring maximum exposure to the Algarve's famous morning and afternoon sun. The building boasts strong thermal inertia, meaning it naturally retains a stable indoor temperature, staying cool during peak summer months and holding warmth throughout the winter.

For customized climate control, individual air conditioning units are installed throughout the property, including the main living room, all three bedrooms, and both large rooms on the attic level. Additionally, the property features highly efficient solar panels, providing an eco-friendly and cost-effective hot water supply all year round.

Prime Location and Unmatched Accessibility

Vila Nova de Cacela beautifully balances authentic Portuguese charm with modern convenience. The villa is surrounded by traditional restaurants, local markets, and world-class golf courses like Monte Rei, while remaining just minutes from the coast.

The property is exceptionally well-connected for travel. The nearest international hub is Faro Airport (FAO), located just 50 kilometers to the west. Via the nearby A22 highway, the drive to the airport takes a seamless 35 to 40 minutes, making this villa a highly practical choice as a permanent residence, a luxurious holiday home, or a high-yield investment property in the booming Algarve rental market.

ABOUT THE AREA

Nestled in the eastern reaches of Portugal's famous southern coast, Vila Nova de Cacela is a charming, historic parish that offers a refreshing alternative to the bustling tourist hubs of the western Algarve. Steeped in Roman and Moorish history, this tranquil region is characterized by its rolling hills of olive and almond trees, whitewashed traditional architecture, and a slower, more authentic pace of Portuguese



life. It serves as the perfect base for those seeking a peaceful coastal lifestyle deeply connected to local culture and heritage.

The true crown jewel of the area is the nearby coastal hamlet of Cacela Velha, perched on a cliffside overlooking the stunning Ria Formosa Natural Park. From this vantage point, residents and visitors can enjoy breathtaking, unobstructed views of lagoons, salt marshes, and barrier islands. Access to the pristine, uncrowded beaches—such as Praia da Fábrica—often involves a scenic, short boat ride across the lagoon at high tide or a shallow wade at low tide, making every beach day feel like a private island escape.

Beyond its natural beauty, Vila Nova de Cacela boasts a vibrant culinary scene and a prime location for leisure activities. The region is famous for having some of the freshest seafood in Portugal, with local taverns serving world-class oysters and clams harvested right from the Ria Formosa. Golf enthusiasts are also spoiled for choice, with prestigious courses like the Jack Nicklaus-designed Monte Rei Golf & Country Club located just a short drive inland, offering world-class fairways amid rolling hills.

Travel to and from this idyllic Algarve retreat is remarkably straightforward, making it highly attractive for international property buyers and holidaymakers. The nearest international hub is Faro Airport (FAO), located approximately 50 kilometers to the west. Under normal traffic conditions, the drive takes just about 35 to 40 minutes via the A22 highway, providing fast, stress-free access from major European cities to your front door.

MAiN FEATURES:

- * 149m² of living space
- * 3 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * 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 through Airbnb and Booking.com

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Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	149 m ²
Dimesions du lot:	149 m ²

Lease terms



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