



## Contemporary 3+1 Bedroom Villa with Total Self-Sufficiency | Swimming Pool, Privacy and High Energy Efficiency



### Ügynök információ

Név: Imofenix  
Cégnév:  
Ország: Portugal  
Experience since:  
Szolgáltatás típusa: Vásárlás vagy eladás  
Specialties:  
Property Type: Apartments  
Telefon:  
Languages: Portuguese  
Weboldal:

### Hirdetés részletei

Ingatlan: Eladó  
Ár: USD 2,302,010.1

### Elhelyezkedés

Ország: Portugal  
Állam/Régió/Tartomány: Faro  
Város: Albufeira  
Feladta: 2025. 11. 20.  
Leírás:

Contemporary Villa with Total Self-Sufficiency | Swimming Pool, Privacy and High Energy Efficiency

This exclusive villa combines contemporary architecture with Mediterranean influences, high energy efficiency and total privacy. Set on a fenced plot of 6,000 m<sup>2</sup>, it offers an environment of tranquility, quality and contact with nature ideal for a family residence, second home or premium investment in the Algarve.

### Key Highlights :

- \* Building area: 248 m<sup>2</sup> + basement of 128 m<sup>2</sup>
- \* Private pool of 14 meters
- \* Garden shed with 20 m<sup>2</sup>
- \* Large plot with Mediterranean garden, orchard and functional vegetable garden
- \* Total landscape integration and high privacy

Self-Sufficiency and Sustainability:



- \* Own refueling through borehole with three-phase pump
- \* 20,000 L Cistern
- \* Photovoltaic system for self-consumption (4.6 kW)
- \* Automatic irrigation throughout the garden area
- \* Materials and construction solutions oriented towards efficiency and low maintenance

#### Comfort and State-of-the-Art Technology:

- Underfloor heating (heating and cooling) in all rooms Uponor system;
- Junkers heat pump (300 L) for hot water;
- Central vacuum;
- Aluminum electric blinds;
- Frames with thermal break and Stop-Sol glass;
- Heat recovery unit;
- Double whirlpool tub;
- LED lighting embedded in false ceilings.

#### Safety and Premium Finishes :

- Armored entrance door;
- Additional armored door in the basement;
- Sanitary ware **Roca** and **Bellavista**;
- **Grohe** faucets;
- Integrated mosquito nets;
- High quality plumbing (Wirsbo Uponor);
- Finishes from recognized and certified brands.

#### Architecture: Modernity with Mediterranean Essence :

The villa features clean lines, well-defined volumes and traditional ceramic roofs, resulting in a harmonious synthesis between modern aesthetics and regional identity. Large glazing windows promote natural light and a strong indoor-outdoor connection.

#### Architectural Elements:

- Two floors + semi-underground basement;
- Facades with wide and horizontal openings;
- Pergolas and panoramic balcony;
- Natural materials such as stone and sanded plaster;
- State-of-the-art thermal insulation (Weber Therm).

#### Spacious and Functional Interiors:

- Interior spaces favor fluidity, luminosity and functionality.



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- The basement, with its 128 m<sup>2</sup>, increases the potential use of the house perfect for an office, gym, cinema room or storage area.

#### Exterior and Complete Infrastructures:

- 14-meter swimming pool integrated into the landscape
- Supporting outdoor bathroom
- Paved parking
- Automatic gates
- Garden areas structured by stone terraces
- Orchard and vegetable garden for sustainable living

#### Safe and High Potential Investment:

- Ideal for luxury market and premium rentals
- Reduced operating costs due to energy and water autonomy
- Strong potential for high-quality rural tourism
- Property ready to move in, with no need for works or improvements

A unique villa in the Algarve, which combines form, function and efficiency in one concept. Designed for those who value privacy, constructive quality and a sustainable lifestyle, this property represents one of the best residential investment opportunities in the region.

Schedule your visit now and come and see this unique property!

Don't miss out on this unique opportunity to acquire a luxury villa in the heart of the Algarve.

Our company assists in all sectors, such as how to obtain the best exchange rates, account opening and bank loan documentation, carrying out improvement works, etc.

- REF: MP870

Új:	No
Built:	2010

#### **Gyakori**

Hálósobák:	3
Fürdőszobák:	4
Kész négyzetméter:	207,4 nm
Telekméret:	6000 nm

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID:	MP870
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# IMLIX

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