



## 3 bedroom contemporary villa with sea view and space for private pool



### Ügynök információ

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

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 550,000

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Faro
Város:	Luz de Tavira
Cím:	Luz de Tavira
Feladta:	2025. 12. 23.
Leírás:	

Beautifully designed and bathed in natural light, this contemporary 3 bedroom villa offers over 141 m<sup>2</sup> of elegant living space in a peaceful setting just minutes from the coast. Located in the charming village of Luz de Tavira, it enjoys a prime position only five minutes west of Tavira, within walking distance of the train station, and close to the golden sands of Barril beach. Built in 2016 and superbly maintained, the property combines clean architectural lines with generous outdoor areas, including a sun-drenched roof terrace offering breathtaking views of the sea and the Ria Formosa lagoon an ideal space for relaxing, dining, and enjoying Algarve sunsets. The rear garden provides both privacy and potential for a swimming pool, creating an inviting extension of the indoor living spaces. This villa is equipped for year-round comfort with a Class A energy rating, reversible air-conditioning, solar panels for hot water, high-performance windows and doors, and a fully fitted modern kitchen. Perfect as a stylish coastal retreat or a full-time residence, the property offers a seamless blend of modern comfort, natural beauty, and outdoor living all in one of the Algarves most authentic and sun-filled locations.

### TAVIRA

Set on either side of the meandering Rio Gilão and affectionately known as The Venice of The Algarve, Tavira is arguably the Algarve's most charming town. The old Roman bridge, the ruins of a hilltop castle and an astonishing 37 churches with the oldest dating back to the Middle Ages, are among many of



---

Tavira's historic attractions. An enticing collection of restaurants, cafes, bars and shops makes it the perfect sunny Portuguese destination or as an excellent base for exploring the Algarves eastern reaches. Tavira is ideal for wandering and exploring the ancient city with its many cobblestone streets, hidden green gardens and tree lined squares. There's a small, active fishing port and a modern market with Tavira also being the launching point for the stunning, unspoilt beaches of Ilha de Tavira.

## BEACHES

There are several great beaches near Tavira. The coast in this area is great for long seaside walks and for bathing, as its waters are warmer than anywhere else in the Algarve.

**Ilha de Cabanas:** This is an island in front of the town Cabanas de Tavira, with a spectacular long and narrow beach. The sand is white and the island feels like paradise. Great for long beach walks.

**Ilha de Tavira (also known as Tavira Island):** Is famous for being one of the best beaches near Tavira. The beach is quite sandy and the sand is almost white. Tavira Island stretches for approximately 11 kilometres and is just 3 kilometres south from the town of Tavira. There are restaurants and the beach also holds a Blue Flag, showing the quality of the beach. It is a great destination for a day trip.

**Praia do Barril:** Accessible on foot or by train, this beach is known for its bizarre anchor cemetery with over 100 anchors in front of the beach. The anchors were from the tuna fishing community, which disappeared when the bluefin tuna moved to other waters. The beach itself is also very big and also incredibly beautiful.

## RESTAURANTS

There are many top rated restaurants in Tavira. If you like food, you won't be disappointed here. From local cuisine to fine dining, you can find it all in the area.

## WHAT TO SEE IN TAVIRA

Praça da República, Roman bridge, Jardim do Coreto, Mercado da Ribeira, Mercado municipal, Igreja da Misericórdia, Torre de Tavira (Câmara Obscura), Castle of Tavira, Santa Maria do Castelo church, Santiago church, Science centre, Islamic Museum, Tavira d'Artes, Pego do Inferno (waterfall), Ria Formosa

## THINGS TO DO IN TAVIRA

Walking, bike riding, bird watching, photography, culinary courses, wine tasting, trekking, historical tours, fishing trips, boat trips, water sports, golf, tennis, swimming, skating, etc.

## COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira and the Eastern Algarve. The company was established to offer our all property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout. - REF:



---

V-PAD-5

Built: 2016

## Gyakori

Hálósobák: 3

Fürdőszobák: 2

Kész négyzetméter: 141 nm

Telekméret: 189 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: V-PAD-5

