

# Almancil – Prime plot with approved villa project with pool, walking distance to amenities



## Agent Info

Naam:	Fine Country Algarve
Bedrijfsnaam:	
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English, Portuguese
Website:	<a href="https://www.fineandcountry.pt">https://www.fineandcountry.pt</a>

## Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 500,000

## Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Faro
Plaats:	Almancil
Adres:	Almancil
Geplaatst:	08-01-2026

### Omschrijving:

Located in Almancil, this property offers a well-balanced opportunity for both private buyers and investors, set on a plot of just over 4,000 m<sup>2</sup> within walking distance of cafés, supermarkets, restaurants, and local services. The land includes an existing house of approximately 62 m<sup>2</sup> and benefits from an approved project, allowing a clear and efficient path towards development.

The approved project provides for the construction of a 200 m<sup>2</sup> villa comprising three bedrooms, a garage, and a swimming pool. There is also scope to revise the project and increase the construction area up to 300 m<sup>2</sup>, subject to licensing, offering flexibility to adjust the layout, scale, or specification to suit market demand or personal requirements.

From an infrastructure perspective, the property is well prepared, featuring a licensed borehole with a depth of 150 metres, a water tank, and an irrigation system covering the entire plot. The land is further enhanced by a variety of mature trees, creating a natural setting that supports both immediate enjoyment and long-term value.

With its generous plot size, approved construction parameters, water infrastructure, and central Almancil location, this property is well suited for the development of a quality private residence or as a strategic

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investment opportunity. The combination of convenience, privacy, and development flexibility makes it a compelling option in todays Algarve market.

Features and fittings mentioned are subject to agreement and verification between the vendor and the buyer. EPC: N A as construction is prior to D.L. n.º 166 70

- REF: FC639GT

Gebouwd: 1969

### **Algemeen**

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	200 m <sup>2</sup>
Lot Afmeting:	4037 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: FC639GT

