



## Excellent 1 bedroom apartment inserted in the Beach Walk Residences Development in Praia da Rocha



### Информация об агенте

|                    |                      |
|--------------------|----------------------|
| Название:          | Inês Lourenço        |
| Название компании: | Soluções Imobiliária |
| Страна:            | Португалия           |
| Experience since:  |                      |
| Тип услуг:         | Selling a Property   |
| Specialties:       |                      |
| Property Type:     | Apartments           |
| Телефон:           |                      |
| Languages:         | Portuguese           |
| Веб-сайт:          |                      |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 466,377.87 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Faro       |
| Адрес:     | Portimão   |
| Добавлено: | 05.09.2025 |

#### Описание:

BeachWalk Residences is a luxury gated community situated in the heart of Praia da Rocha, just a 2-minute walk from the sea. With modern architecture and bold design, this development offers 60 spacious and comfortable apartments, with 1 and 2 bedroom typologies, all with generous balconies and high quality finishes.

Residents enjoy a full range of exclusive amenities: outdoor swimming pool with salt water, SPA with sauna and Turkish bath, gym, paddle tennis court, children's playground and garden areas. Each apartment includes a closed garage with infrastructure for charging electric vehicles, as well as technological solutions such as home automation, ducted air conditioning and thermal and acoustic insulation.

With fully equipped kitchens, modern bathrooms and premium materials in every space, BeachWalk is ideal for those looking to live comfortably, invest safely or enjoy an unforgettable holiday in the Algarve.

The privileged location between the Marina of Portimão and the village of Alvor completes this perfect setting.

Each apartment has been designed to provide comfort and sophistication: Hard Maple or vinyl floors,



fully equipped kitchens with Siemens appliances, bathrooms with suspended crockery and LED lighting, and technological solutions such as home automation, ducted air conditioning and heat pump water heating with Wi-Fi control.

The condominium offers a full range of exclusive amenities: outdoor pool with salt water treatment, SPA with sauna and Turkish bath, gym, paddle tennis court, children's playground, gardens and leisure areas. The closed garages include infrastructure for charging electric vehicles and a carbon monoxide detection system.

With premium finishes such as ventilated facades in Alucobond, aluminum frames with low emissivity double glazing and thermal and acoustic insulation in all rooms, BeachWalk is the ideal refuge to live, invest or enjoy unforgettable holidays in the Algarve.

Map of Finishes :

## CONSTRUCTION ASPECTS

### Thermal and Acoustic Insulation

Exterior walls: double masonry with XPS insulation and rock wool between apartments.

Terraces and roof: insulation with extruded polystyrene boards or equivalent.

Exterior frames: anodised aluminium with thermal break, low emissivity double glazing and electric mosquito net.

## EXTERIOR FINISHES

### Facades and Doors

Lining with ventilated Alucobond system.

Dierre type main security door, armored.

Electrically controlled sectional garage doors.

### Cover

Covered with pebble, washed cobble or concrete slabs.

## OUTDOOR FLOORING

Terraces Balconies: lacquered metal guards and ceramic coating 60x60 cm.

Includes barbecue on balcony terrace.

## INTERIOR FINISHES

### Entrance Hall, Bedrooms, Kitchen, Living Room

Floors: Hard Maple or vinyl laminate flooring.

Walls: plastered and painted (plastic paint or aqueous enamel).

Ceilings: false plasterboard painted in white.

Skirting boards: Lacquered water-repellent MDF.

Lighting: built-in spotlights and LED crown moldings.



## Kitchen

Cabinets in lacquered MDF with softclose hardware.

Tops in natural or Dekton stone.

Siemens appliances (or equivalent): hob, oven, microwave, refrigerator, extractor hood, dishwasher and washing machine.

## SANITARY FACILITIES

### IS Suite and IS Common

Large format ceramic tiles.

Countertops in sintered stone type Neolith.

Suspended crockery, Geberit flush cistern.

Shower tray with linear drain or Italian shower.

IP54 IP64 LED lighting and illuminated mirrors.

Single-lever taps and thermostatic shower column.

S&P 100 CZ silent pullers.

## CARPENTRY

Smooth interior doors in lacquered MDF.

Staves with rubber stop.

Wardrobes with smooth fronts up to the ceiling, Finsa Cancún linen interior with LED lighting.

## ELECTRICAL AND HOME AUTOMATION INSTALLATION

EFAPEL Apolo 5000 switches and sockets.

Evaluation for home automation system (lighting, sockets, blackouts).

Color video intercom.

Ducted air conditioning with Wi-Fi control.

Mechanical ventilation in SI and kitchen.

## HOT WATER AND PLUMBING

Heat pump with Wi-Fi control and preparation for solar panels.

Multilayer pipes with safety taps.

Copper gas piping.

## STAIRS AND GARAGE

Common ceramic stairs 60x60 cm.

Garage floor with Sika type epoxy paint.

Electrically controlled gates.

## EXTERIOR ARRANGEMENTS



Swimming pool  
Concrete with a depth between 1.20 and 1.70 m.  
PVC reinforced mesh coating.  
Recessed lighting, wooden deck, pre-installation of cover and heating.  
Gardens  
Lawns, hedges and plants such as Canas-da-India (>2m).  
Outdoor lighting on the paths and garden.  
Circulation  
Pedestrian paths on draining pavement.  
Streets on sidewalk or draining pavement.  
Gates and Walls  
Galvanized metal structure with paint.  
Walls in concrete or plastered and painted.

## LEISURE EQUIPMENT

Children's playground: SBR + EPDM TPV slab flooring.  
Padel court: FLEXIISO SPORT FSD-E floor in EPDM.  
Fitness, Turkish bath and sauna: recycled rubber + EPDM flooring, walls and ceilings with anti-fungal paint.  
- REF: SI2430(N)

Новый: да

## Общие

Спальни: 1  
Ванные комнаты: 1  
Готовые кв.м.: 57,17 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: SI2430(N)

