



## listing



## Στοιχεία μεσίτη

Όνομα:	Jeroen R.M. Kramer
Όνομα εταιρείας:	Algarvacation.com Real Estate Ltd
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
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## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 2,500,000

## Τοποθεσία

Χώρα:	Portugal
Δημοσιεύθηκε:	12/08/2024
Περιγραφή:	QUINTA DA LUZ

This property offers a stunning 360° view, especially over the entire coastline with the sea in the background, as it is situated at the highest point of a hill. The train station and the highway are within 5 minutes' reach. You are in the heart of the Algarve, just 10 minutes from Albufeira and 25 minutes from Faro International Airport. The Alcantarilha and Salgados seaside golf courses are 10 minutes away, and Quinta do Lago, Carvoeiro, etc., are within 20 minutes.

The property currently consists of a beautiful villa of about 600 m<sup>2</sup>, a small independent cottage, and a 17 m x 7 m swimming pool with a jacuzzi. (Details below)

**PROPERTY** The estate, which spans over 5 hectares (52,960 m<sup>2</sup>), is enclosed by stone walls. Automatic entrance gate, video surveillance, alarm system with security service. Upon entry, there is a large orchard with fruit and ornamental trees, as well as an 80,000-liter water tank for garden irrigation via an automated system. An avenue of centuries-old olive trees and oleanders leads to the house. A well (-250m) supplies water to the two tanks, one at the entrance and another near the house, which is used for domestic water. The house is also connected to the Albufeira water supply network. The house itself, with an area of approximately 600 m<sup>2</sup>, spread over the ground floor, first floor, and basement of 200 m<sup>2</sup> each, consists of: On the ground floor: Entrance hall, guest WC, bedroom with double bed, dressing room, and



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en-suite bathroom. Large dressing room with access to the basement. The living room with fireplace and the dining room with barbecue (about 100 m<sup>2</sup>) are separated by vaulted ceilings and stone pillars. The kitchen offers direct access to the outdoor terraces as well as to the dining room, while the pantry has its own external access. Outside, adjacent to the kitchen, a large patio with two stone openings allows you to fully enjoy the view while being protected from the sun during meals or gatherings. On the first floor, there are 3 bedrooms with dressing rooms and en-suite bathrooms, two covered terraces, and one terrace with a sea view that is not covered. Basement: garage for 5 cars, relaxation area with sauna, pool, shower, technical room with oil central heating and hot water (solar panels), a large lounge that can be used as a billiard room or similar, vaulted wine cellar. Near the house, the pool (17 m x 7 m) with jacuzzi is surrounded by a blooming garden and over 300 oleander bushes. Below the main house, a small cottage offers a large living room, dining room with fireplace, large kitchen, 2 bedrooms, 1 bathroom, large covered patio, and garden, as well as a separate bedroom with bathroom, garage, and carport.

#### Technical Details:

- \* All window and door frames are made of solid stone.
- \* The exterior window and door frames are made of oak (interior) and PVC (exterior) with insulating double glazing.
- \* The interior doors and the dressing rooms are made of French cherry wood.
- \* The oil central heating has two functions:
  - \* Heating of the entire house with low-temperature water circulation
  - \* Heating of bathroom and basement radiators with high temperature.
  - \* Heating control per room via very precise thermostats.
  - \* Hot water is produced by a Swiss solar system.
- \* The alarm system is selective and allows the first floor to be isolated from the ground floor and is connected to Prosecom.
- \* The Grundfos pump at -250 m delivers more than 4 m<sup>3</sup> per hour and automatically supplies both water tanks (one for irrigation, the other for domestic water).
- \* For safety, the house is also connected to the Albufeira water network.

#### Amenities

#### Balcony

#### Basement



Fence

Fitted kitchen

Fruit trees

Garage

Garden

Oven

Private parking

Sauna

Solar panels

Terrace

Cottage with 2 bedrooms

Pool 17x7

Jacuzzi

Borehole 4m<sup>3</sup>/h

Alarmsystem

Video surveillance

Oil heating

Solar system

## **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	4
Μέγεθος αυλής:	52960 τ.μ

## **Utility details**

Heating:	Ναί
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### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX5.999.805

