



## Luxurious villa of modern architecture of 5 bedrooms with sea view located on Lot 8, mount Nicklaus Urbanization, Monte Rei.

### اطلاعات مشاور املاک

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Portugal Prestige Properties	نام شرکت:
Portugal	کشور:
Experience since:	تجربه:
Selling a Property	نوع خدمات:
Specialties:	تخصصات:
Apartments	Property Type:
Portuguese	تلفن ثابت:
Languages:	زبان:
وب سایت:	وبسایت:



### توضیحات آگهی

آگهی برای: فروش  
قیمت: EUR 3,200,000

### اطلاعات مکانی

کشور: Portugal  
استان: Faro  
شهر: Vila Real de Santo António  
تاریخ آگهی: 2022/05/06  
توضیحات:

Luxurious villa of modern architecture of 5 bedrooms with sea view located in Lot 8, urbanization Monte Nicklaus, Monte Rei.

This exclusive residential area where the particularities of its location are the fantastic natural landscapes intact, the views over an immense Atlantic Ocean and the award-winning golf course, classified as

the best of Portugal and acclaimed worldwide, with the signature of the already legendary Jack Nicklaus.

This modern villa with a custom design by PLAN Associated Architects, a reference architecture atelier based in Almancil in the Algarve with more than 30 years of experience, has established a design pattern that rivals the incredible panoramic views.

With a rooftop terrace, infinity pool that produces a visual effect or an optical illusion that the water extends to the horizon, and a beautiful Mediterranean garden themed with 2,000 m<sup>2</sup> of area with two private

entrances, make up the exterior space of this property.

The villa has a fully equipped open-plan kitchen, living dining area with quite bright and spacious with direct opening to the terrace, stunning sea views and access to the pool, with outdoor barbecue facilities and covered terraces.



The pool is heated with heat pump, while the infinity edge frames the perfect combination with the sea and garden views.

With 4 en-suite bedrooms, built-in and lined wardrobes, modern doors to the ceiling and a master-suite, with large wardrobes closet and spacious bathrooms, provide a unique versatility to this villa.

The ground floor, with a custom-made design entrance door, over a double-height entrance, offers superb views to the interior of the house enhancing the welcome feeling.

The multipurpose spaces, be it the kitchen dining room and living room are connected to a cosy lounge prepared for reading or viewing TELEVISION.

There are also private spaces to laundry and pantry next to the kitchen. The dynamics of the spaces combined with the amenities of central air conditioning, the radiant heating of the floors and the automation system (home automation), which allows you to control the whole house from anywhere in the world,

as well as automate all different types of lighting during the day and night. Access to the first floor or basement is via a domestic elevator and an interior staircase with a modern design.

Garage space for two cars (with supply area for electric cars) and storage space, as well as areas prepared for cinema room\*, games room wine cellar\* and also a gym area\* and sauna\*. (\* cinema room, games room wine cellar, gym and sauna are only pre-installed, not being part of any specification to include in the villa) SPECIFICATIONS:

Five bedrooms with private bathrooms (3 on the 1st floor and one on the ground floor)  
Energy-efficient architectural project "A"

Automated entrance gates and security entrance door (multiple locks)

Open-plan kitchen fully equipped, dining room and living room

Lounge area and or reading area and or television

Separate areas of pantry and laundry kitchen (optional equipment)

Domestic lift for all floors (from basement, ground floor and 1st floor)

Outdoor infinity pool (pre-installation for pool cover and pre-installation for heated pool)

Barbecue area (optional equipment)

Garage closed for 2 cars (with connection for electric car charging)

Finishes in high quality materials of porcelain brand and wooden floors (optional) in the rooms Fully equipped bathrooms, coated with tiles of the porcelanosa brand and

sanitary ware of premium quality brand Roca (master-suites with bathtubs included)

Sliding windows, Energy efficient and high-performance high-end Technal

Brand Basic Installation System of The Control 4 brand (or other brand of similar quality)allows you to control heating and lighting

throughout the house Adjustable lighting throughout the house, connected to the system of home automation brand Control4 (or other brand of similar quality)

Central HVAC system and underfloor heating with solar panels, for heating and cooling also connected to

the system of home automation Control4 (or other brand of similar quality)



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Exterior lighting of the house and terraces  
Large spaces with covered terraces on the

ground floor Games room Gym room + sauna  
Cinema room Sound  
system prepared to connect to Control4 (or other brand of similar quality) interior and exterior of  
the villa

Media Entertainment system prepared to connect to Control4 (or other brand of similar quality)  
Jacuzzi

Barbecue (BBQ)  
Space for pitfire in  
the garden CCTV + Alarm

House situated about 500m from the new golf to be built in 2021  
Incredible views of the sea and mountains - REF: CS-MI-85746

بله جدید:

### اطلاعات عمومی

5 اتاق خواب:

5 اتاق خواب:

483 متر فوت مربع تمام شده:

1551 متر زیر بنا:

### Lease terms

Date Available:

### Contact information

IMLIX ID:

CS-MI-85746

