



## listing



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,125,000

#### Location

Pays:	Portugal
Soumis:	20/04/2023

#### Description:

3 Bedroom Villa for sale in Albufeira

This two storey semi detached 3 Bedroom Villa for sale in Albufeira is under construction and is situated near the old town of Albufeira. The property also offers a 68 sqm basement and a roof top terrace and is walking distance to the beach and amenities.

REFERENCE: LSCAS\_945

3 Bedroom Villa for sale in Albufeira Details:

3 En-suite Bedrooms with fitted wardrobes  
Water Underfloor heating system



Open plan living and dining room with fireplace  
Fully fitted kitchen  
2 Guest bathrooms  
Roof terrace with Jacuzzi  
Basement with technical room  
Video intercom at the entrance of the villa  
Air conditioning throughout  
Solar panels for hot water with heat pump  
Home automation system with touch control panels  
Pre-installation for alarm system with CCTV  
Double glazed windows  
Swimming pool with jet stream  
Outside shower  
Landscaped garden with automatic irrigation system

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Albufeira is one of the oldest cities in the Algarve. It was also a fishing village and artists, painters, poets and writers also fell in love with the area. Albufeira has also become one of the most popular areas for tourists.

Albufeira also has a lot to offer its visitors throughout the year. In the summer you can enjoy the sunshine, entertainment and fun. While in the winter you can also still enjoy its warm weather, and also discover its unique places to visit.

Albufeira marina which is also on the western outskirts of the town is a must visit location. There are bars and restaurants along the marina itself as well as a bowling alley. It is also a brilliant place to spend an afternoon with friends and family.

Albufeira old town offers restaurants and bars which are also good for a quiet meal or a cool drink. The streets which lead off the square are also a shoppers delight. You will also find clothes shops, leather goods, gift shops, and street stalls.

#### Albufeira Beaches

Albufeira's beaches are the main attraction for most visitors. In front of the Old Town, is Praia dos Pescadores (Fisherman's Beach). This beach can get pretty crowded in peak season.

To the west of Fisherman's Beach, the Praia do Tunel is accessed through a tunnel leading from Rua 5 de Outubro.

One of the area's best Blue Flag beaches is Praia da Oura, a couple of kilometres east of the Old Town. Oura beach offers a wide strip of golden sand with a walkway that offers bars, cafes and restaurants.



A little further away from the town centre, there are plenty of lovely sandy coves to discover. One of the best is Praia de Sao Rafael, another terrific Blue Flag beach. The clear, shallow waters here make this a good place to snorkel.

#### Faro

From Faro marina you will find Porta Nova pier where you can also catch a ferry to the ilha beaches. The boat ride through the Ria Formosa is a 30 minute trip each way.

On the streets you will find many cafes and restaurants around the old town. As you move further away from the water front, you will also find modern office and apartment blocks.

#### Praia de Faro

Praia De Faro is the main beach of Faro and stretches for about 5 kilometres. The beach is located near the airport and the natural park of Ria Formosa. There is a bridge to the beach, so it is possible to reach it by car or by bus.

#### Eduardo VII Park

Eduardo VII Park is the largest park in the centre of Lisbon. The park also offers hedges and nice walkways. Here you will find the hothouse with the its exotic plants. Also the greenhouse which is filled with tropical plants. In the greenhouse you will also find ponds, and endless varieties of palms and also some cactus.

#### Lisbon Metro

Lisbon metro is the fastest way to travel around the city. There are four metro lines which cover a total of 46 km and have 55 metro stations. The first service of the day is at 6:30 am and the last service of the night is at 1:00 am. Some minor stations close at 9:30 pm. There is a departure every 6-12 minutes.

#### Walking in Lisbon

Walking is one of the best ways to experience the old quarters. Several viewpoints offer stunning views over the city. The old trams are also a good way to tour the city.

#### Trams

Lisbon's trams are part of the public cities public transport network. The trams cover the areas of the city where there is no access to the metro. Along with the main public transport routes there is a selection of tourist tram tours.

There are five tram routes with 58 trams. These trams operate across a combined distance of 48 km. Many people assume that Lisbon's trams are just for tourists.

Locals still use them today and are their main transport throughout the city.

#### Tuk Tuk Tours

A tuk tuk tour is a great way of seeing the city with kids without it being boring for them.

#### Santos / 24 Julho / Docks

Santos, Avenida 24 de Julho and the Docks were formerly Lisbon's port area.

The area is where there used to be old warehouses, but changed in the 1990's. The docs are now know for its pop and mainstream music. Here you will also find some of the best restaurants, bars and discos.

All the riverfront bars and restaurants overlook the small marina.

#### KidZania Lisboa



This child-sized city is the best way to keep the kids busy on a rainy day in Lisbon. Young visitors can play at being grownups and try out occupations. Children will be able to be a grown up for a day and have play money to shop with

#### Lisbon Zoo

A day trip to Lisbon's zoo will offer you big cats, primates, a reptile house, and dolphin shows. You can also see the park by riding on the zoo's miniature train.

#### Climbing Centre

Lisbon's largest climbing centre is down by the river. The wall is 400 square metres and is a paradise for keen climbers of all ages

#### Hippo Trip

The Hippo trip is a city tour that then plunges into the waters of the Tagus. The vehicle is also a boat that enters the water to the sound of 2001: a Space Odyssey.

#### Pop Cereal

Pop Cereal is the first place in Lisbon dedicated only to breakfast cereals. A good choice for breakfast, afternoon snacks or even desserts. At Pop Cereal you can combine the cereals with other cereals as well as with sweets. There are more than 100 different cereals to choose from.

#### Water Sports

A water sport should be at the top of your list of things to do in Lisbon. Surf, or kite surf is most popular in Lisbon Your local teacher will take you to the best beaches and introduce you to any of these sports safely. If you're already experienced have a great time surfing some of the best waves in Europe.

#### Public Toilets

Public toilets in Lisbon are few and far between. Train, metro and bus stations generally have public toilets. You can also enter a cafe or bar. If you just want to use the washroom order a coffee or water.

### Commun

Chambres:	3
Salle de bains:	5
Pied carré fini:	150 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID: LSCAS\_945

