



## Exceptional Villa with Stunning Sea Views



### Information de l'agent

Nom:	Dexter ten Hoopen
Nom de compagnie:	ten Hoopen Realty
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,390,000

#### Location

Pays:	Portugal
État/Région/Province:	Faro
Ville:	Lagos
Adresse:	Luz
Soumis:	22/01/2025

#### Description:

This unique property in the prestigious Ponta da Gaivota development offers a rare opportunity to own a fully renovated villa almost twice the size of the average property in the area. With breathtaking panoramic sea views, high-end finishes, and versatile living spaces, this villa is perfect for those seeking luxury, comfort, and investment potential.

#### Key Features:

##### Upstairs:

**Spacious Living Area:** A bright and airy space with reversible air conditioning and a stylish pellet burner for year-round comfort.

**Designer Kitchen:** Fully equipped with high-quality appliances, including a wine fridge, Bora induction cooktop, double fridge-freezer, and premium materials.

**Bedroom:** 1 large en-suite bedroom with modern finishes and direct access to the stunning terrace.

**Outdoor Living:** Expansive terrace with a fully equipped outdoor kitchen, BBQ area, and electric awnings and shutters for added convenience.



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Luxury Touches: Double-glazed, high-quality windows, and an alarm system for security.  
Rear Terrace: A spacious and private area with storage ideal for creating a garden oasis or recreational space.

#### Downstairs:

Independent Living: Features 3 large en-suite bedrooms, each with its own charm and privacy.

Modern Kitchen: Open-plan layout with an island, induction cooktop, and direct pool access.

Outdoor Amenities: Heated pool (heat pump replacement needed), new terrace tiles, and an outdoor shower.

Functional Spaces: Laundry area, guest toilet, and a separate entrance for added flexibility.

#### Additional Features:

18 solar panels for energy efficiency.

500-liter solar water heating system.

Covered entry and multiple terraces for seamless indoor-outdoor living.

Low-cost utilities: electricity (220V) and affordable water rates.

IMI property tax approx. 700 year; optional condominium fee of 30 month.

Maintenance costs: 60 month for pool and 50 month for gardening.

#### Why Choose This Property?

Versatility: Two independent access points make it ideal for multi-family living or rental opportunities.

Investment Potential: Excellent rental yield in one of the Algarve's most sought-after locations.

Turnkey Ready: Renovated to the highest standards with furniture available for negotiation.

Don't miss the chance to own this one-of-a-kind property in Praia da Luz. Contact us today to schedule your private viewing and explore the endless possibilities this exceptional villa offers!

- REF: V1220

Nouveau:	Non
Année:	2002

#### Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	203,1 m <sup>2</sup>
Dimesions du lot:	445 m <sup>2</sup>

#### Lease terms

Date Available:

#### Information additionnelle

Virtual tour URL: <https://my.matterport.com/show/?m=CjzbYxhhuZZ>

#### Contact information

IMLIX ID: V1220



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