



## listing

### Agent Info

Naam:	Paul Martins
E-mailadres:	paul@oceankeyproperty.com
Bedrijfsnaam:	Ocean Key Property
Mistlampen:	Portugal
Experience since:	2006
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Telefoon:	+351 (932) 799-685
Languages:	English, Portuguese, Spanish
Website:	<a href="http://oceankeyproperty.com">http://oceankeyproperty.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 575,000

#### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Geplaatst:	01-09-2023

#### Omschrijving:

Villa V2+1 at Gramacho Residences in Algarve

This charming Villa V2+1 at Gramacho Residences in Algarve offers a delightful Portuguese living experience. With a gross construction area of 165.75 square meters, this villa boasts a fusion of traditional architecture and modern amenities.

The villa features a thoughtful layout, comprising one en-suite bedroom, two additional bedrooms, and a total of two bathrooms. The en-suite bedroom ensures privacy and convenience, while the additional bedrooms offer ample space for family, guests, or a home office. The presence of two bathrooms enhances the villa's functionality and comfort.

The fully equipped kitchen is a focal point, allowing residents to indulge their culinary passions. Whether whipping up traditional Portuguese dishes or experimenting with international flavors, the kitchen caters



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to every need. For outdoor gatherings and barbecues, there's a dedicated BBQ area that adds a touch of culinary adventure.

One of the standout features of this villa is the private pool. It offers a personal oasis for relaxation and recreation, perfect for taking refreshing dips or lounging under the sun. The terrace complements the outdoor experience, providing a space for alfresco dining, lounging, or simply enjoying the serene surroundings.

The villa is adorned with traditional elements such as a fireplace, imparting a cozy ambiance, ideal for cooler evenings or gatherings around the hearth. An alarm system enhances security, offering peace of mind for the residents.

Furthermore, the villa comes fully furnished, allowing you to settle in comfortably from day one. This eliminates the hassle of furnishing the property and ensures a seamless transition into your new home.

The Gramacho Residences are situated in a gated community, offering an added layer of security and exclusivity. The presence of a tennis court provides residents with a recreational outlet for an active lifestyle.

With an energy certification of C, the villa is designed to be energy-efficient, contributing to reduced environmental impact and lower utility bills. Air conditioning throughout the property ensures year-round comfort, regardless of the weather.

In summary, this V2+1 villa at Gramacho Residences in Algarve offers a blend of classic Portuguese architectural elements, modern comforts, and a range of amenities that cater to a relaxing and vibrant lifestyle. Whether you're looking for a permanent residence or a vacation home, this property encapsulates the allure of living in the Algarve.

### **Algemeen**

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	166 m <sup>2</sup>

### **Energy efficiency**

Energy Consumption:	C
Energy Emissions:	C

### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	PMPGRV2
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IMLIX

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