



## Townhouse under Construction - Comfort and State-of-the-Art Technology



### Agent Info

Naam:	João Vitorino
Bedrijfsnaam:	Legacy Group Real Estate Consulting
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 499,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Faro
Plaats:	Lagoa
Adres:	Estômbar e Parchal
Geplaatst:	11-07-2024
Omschrijving:	

Townhouse under Construction - Comfort and State-of-the-Art Technology

Be the first to purchase this spectacular townhouse, currently under construction, with high standard features and equipment to provide maximum comfort and modernity.

Key features:

Structure and Insulation: ARTEBEL thermal block construction with a 6cm hood, ensuring energy efficiency and thermal comfort.

Lighting: False ceiling throughout the house with lighting in LED strip profiles recessed in the plasterboard.

Sanitary Water Heating: ARISTON NUOS EVO A+ heat pump, with use of hot water for the dishwasher (MLL) and washing machine (MLR).

Dream Kitchen: Bright white furniture with silestone tops, island with sink and MLL, silestone and wood tops (table). TEKA top-of-the-range equipment: induction hob, oven, microwave, fridge freezer, extractor fan and MLL.

Climate Comfort: WiFi remote controlled air conditioning.



Luxury Finishes: AC5 vinyl flooring throughout the house, except in the bathrooms.

Advanced Home Automation: System that controls lighting, heating cooling, security cameras, humidity and temperature sensors, automatic gates, among others, with LCD panels in each room.

Aesthetics and Functionality: Stairs with floating concrete steps and lower lighting, interior garden and data network with central rack and WiFi throughout the house.

Ready for Entertainment: Pre-installation of ceiling projector in the room.

Modern Toilets: Fully equipped with hanging crockery and flush toilets.

Security: Armored entrance door and intrusion alarm system with presence and magnetic sensors.

Green Spaces: Beautiful gardens at the front and rear of the villa.

Location: Located in a quiet and well-served neighborhood, this villa offers a perfect combination of modernity, comfort and security.

Don't miss the opportunity to live in a dream home, with all the amenities and technology you've always wanted.

For more information, contact us now!

Location:

Parchal is situated on the right bank of the Arade River, within walking distance of the cities of Portimão and Lagoa. This strategic position makes it easy to access several beaches, marinas, and other points of interest in the region.

History & Culture:

Although it is a relatively young parish, Parchal has deep historical roots, with traces of Roman occupation and a strong agricultural and fishing past. The proximity to the Arade River has always been an important factor for the development of the region.

Infrastructure:

The area is well served in terms of infrastructure, with schools, health centers, supermarkets, and other amenities that ensure a good quality of life for its residents. Public transport is also accessible, making it easy to connect with other nearby towns.

Economy:

The local economy is diverse, with a mix of agricultural, fishing, commercial and service activities.

Tourism also plays a significant role, given the growth of the short-term rental sector and proximity to popular tourist destinations.

Points of Interest:

Arade River: It offers a beautiful landscape and is ideal for recreational activities such as boating and fishing.

Nearby Beaches: Walking distance to famous beaches such as Praia da Rocha and Praia de Carvoeiro.

Culture and Tradition: Cultural events and traditional festivals are common, reflecting the rich cultural heritage of the Algarve.

Environment and Quality of Life:



Parchal is known for its tranquil atmosphere and quality of life, with green areas and a welcoming atmosphere that attracts residents and visitors alike.

Real Estate Development:

The area has seen significant development in recent years, with the construction of new housing, including modern villas and apartments, which makes Parchal an attractive option for those looking for a permanent residence or holiday home in the Algarve.

At Legacy Group we have at your disposal Support in the financing process (if required). Our branch has a Credit Intermediary Authorised by Banco de Portugal.

If you need funding, we can help.

We share business with all real estate consultants or agencies with AMI license because together we can do more for our clients. If you are a professional in the sector and have a qualified client, contact me and schedule a visit - REF: JD040

Nieuw: Ja  
Gebouwd: 2024

## **Algemeen**

Slaapkamers: 2  
Badkamers: 3  
Afgewerkte vierkante meter: 90,35 m<sup>2</sup>  
Lot Afmeting: 144 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: JD040

