



## listing



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | Jeroen R.M. Kramer  |
| Şirket Adı:       | Algarvacation.com Real Estate Ltd                               |
| Ülke:             | Portugal  |
| Experience since: |   |
| Hizmet tipi:      | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefon:          | +351 (282) 313-139  |
| Languages:        | Portuguese  |
| Web sitesi:       | <a href="http://algarvacation.com">http://algarvacation.com</a> |

### İlan Detayları

|            |               |
|------------|---------------|
| İçin mülk: | Satılık       |
| Fiyat:     | EUR 2,500,000 |

### Konum

|             |               |
|-------------|---------------|
| Ülke:       | Portugal      |
| Yayınlandı: | 12.08.2024    |
| Açıklama:   | QUINTA DA LUZ |

This property offers a stunning 360° view, especially over the entire coastline with the sea in the background, as it is situated at the highest point of a hill. The train station and the highway are within 5 minutes' reach. You are in the heart of the Algarve, just 10 minutes from Albufeira and 25 minutes from Faro International Airport. The Alcantarilha and Salgados seaside golf courses are 10 minutes away, and Quinta do Lago, Carvoeiro, etc., are within 20 minutes.

The property currently consists of a beautiful villa of about 600 m2, a small independent cottage, and a 17 m x 7 m swimming pool with a jacuzzi. (Details below)

**PROPERTY** The estate, which spans over 5 hectares (52,960 m2), is enclosed by stone walls. Automatic entrance gate, video surveillance, alarm system with security service. Upon entry, there is a large orchard with fruit and ornamental trees, as well as an 80,000-liter water tank for garden irrigation via an automated system. An avenue of centuries-old olive trees and oleanders leads to the house. A well (-250m) supplies water to the two tanks, one at the entrance and another near the house, which is used for domestic water. The house is also connected to the Albufeira water supply network. The house itself, with an area of approximately 600 m2, spread over the ground floor, first floor, and basement of 200 m2 each, consists of: On the ground floor: Entrance hall, guest WC, bedroom with double bed, dressing room, and en-suite bathroom. Large dressing room with access to the basement. The living room with fireplace and



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the dining room with barbecue (about 100 m<sup>2</sup>) are separated by vaulted ceilings and stone pillars. The kitchen offers direct access to the outdoor terraces as well as to the dining room, while the pantry has its own external access. Outside, adjacent to the kitchen, a large patio with two stone openings allows you to fully enjoy the view while being protected from the sun during meals or gatherings. On the first floor, there are 3 bedrooms with dressing rooms and en-suite bathrooms, two covered terraces, and one terrace with a sea view that is not covered. Basement: garage for 5 cars, relaxation area with sauna, pool, shower, technical room with oil central heating and hot water (solar panels), a large lounge that can be used as a billiard room or similar, vaulted wine cellar. Near the house, the pool (17 m x 7 m) with jacuzzi is surrounded by a blooming garden and over 300 oleander bushes. Below the main house, a small cottage offers a large living room, dining room with fireplace, large kitchen, 2 bedrooms, 1 bathroom, large covered patio, and garden, as well as a separate bedroom with bathroom, garage, and carport.

## Technical Details:

All window and door frames are made of solid stone.

The exterior window and door frames are made of oak (interior) and PVC (exterior) with insulating double glazing.

The interior doors and the dressing rooms are made of French cherry wood.

The oil central heating has two functions:

Heating of the entire house with low-temperature water circulation

Heating of bathroom and basement radiators with high temperature.

Heating control per room via very precise thermostats.

Hot water is produced by a Swiss solar system.

The alarm system is selective and allows the first floor to be isolated from the ground floor and is connected to Prosecom.

The Grundfos pump at -250 m delivers more than 4 m<sup>3</sup> per hour and automatically supplies both water tanks (one for irrigation, the other for domestic water).

For safety, the house is also connected to the Albufeira water network.

## Amenities

Balcony

Basement

Fence

Fitted kitchen

Fruit trees



Garage  
Garden  
Oven  
Private parking  
Sauna  
Solar panels  
Terrace  
Cottage with 2 bedrooms  
Pool 17x7  
Jacuzzi  
Borehole 4m3/h  
Alarmsystem  
Video surveillance  
Oil heating  
Solar system

Last Updated: 10:30 AM - Tuesday, November 19, 2024

## Genel Bilgiler

Yatak odası: 4  
Banyo: 4  
Bitmiş metrekare: 600 m2  
Arazi Büyüklüğü: 52960 m2

## Room details

Total rooms: 8

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.999.805

