



## São Gonçalo de Lagos - Apartment



Bedrooms



Bathrooms



Area (m<sup>2</sup>)



Swimming Pool

710 000 €

(EUR €)

### New, high-quality 3-bedroom apartment in excellent location

This elegant new development is located on one of Portugal's most sought-after stretches of coastline, in Lagos, and offers beautiful views over the old town and the Atlantic Ocean. It is in a privileged location within 15 minutes walking distance of the historic centre of the city with its narrow streets, shops and variety of restaurants on one hand and of three of the city's beaches on the other. A large supermarket ("Intermarché"), cafés and medical services are also just over 10 min walk away. The location therefore offers the perfect basis for a stress-free and successful stay.

Please note that the pictures of the furnished flat represent the model flat for illustrative purposes and not the three units currently still available.

The specific three-bedroom flat available here impresses with its spacious rooms and well thought-out design.



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One example of this is the very bright and pleasant living and dining area thanks to the generous sliding doors. Together with the open-plan kitchen, this extends over an area of almost 50 square metres. Another example is a small room / small area by the entrance hallway (a good 5 square metres), which can be used for a small desk or as an extended wardrobe, for example, if the practical built-in wardrobe next to the flat door does not offer enough space for regularly used jackets. The three bedrooms are accessed via a hallway from the living area, where you can also find one of the two bathrooms.

The master bedroom, in particular, is generously proportioned at approx. 18.80 square metres and has fitted wardrobes. There is also an en-suite bathroom. The two other bedrooms are also of a pleasant size at approx. 16.85 sqm and 14.30 sqm.

As the flat is located on one end of the building, all rooms (living room and bedrooms) have access to the fantastic balcony (approx. 59 sqm).

The special features of this premium flat include

- a high-quality and fully equipped kitchen (incl. branded dishwasher, washing machine and microwave),
- air conditioning in all rooms,
- underfloor heating (in our own experience, the importance of heating should not be underestimated in the winter months in the Algarve),
- electric external shutters in the bedrooms, electric interior blinds in the living room.
- High-quality insulation overall,
- Smart Home, via which air conditioning and lighting can be controlled centrally and via your smartphone,
- connection to the fibre optic network,
- two private parking spaces in the underground car park and
- a solar system that is used to heat the water.

A swimming pool, gym and sauna are available for communal use by the residents of the building. Well-kept green areas around the building round off the complex.

Construction of the residential development is almost complete. Completion is spring 2024. There are currently only three flats left for sale in the complex.

Contact us to find out more about this property and the complex or to arrange a viewing. We will be happy to accompany you reliably on your way to your property in the south of Portugal.



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## Property Features

- Heating
- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Proximity: Beach, Golf course, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Floors: 4
- Basement
- Lift
- Electric shutters
- Walking distance to beach
- Parking space
- Domotics
- Energetic certification: A+
- Balcony
- Underfloor Heating
- Washing machine
- Air conditioning
- Pool
- Built year: 2024
- Private condominium
- Video entry system
- Double glazing
- Electric garage gate
- Gym
- Solar heating
- Security door
- Solar orientation: North, East



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