



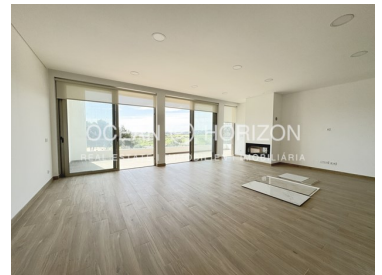
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Friendly Real Estate

OH/2430  
Reference

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## Mexilhoeira Grande - Villa



<b>3</b>	<b>5</b>	<b>220</b>	<b>292</b>			<b>795 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Villa with modern lines in growing residential area with pool and panoramic views

This new villa, which will be connected to another villa on one side, was built in a growing settlement on a hill. The development is located near the village of Mexilhoeira Grande and is only 10-15 minutes by car from towns such as Lagos, Portimão and Alvor and their beaches. The golf courses Penina and Palmares in the other direction can be reached in 5-10 minutes by car.

Due to its hilly location and orientation, this property offers a beautiful panoramic view over the "Ria de Alvor", the area where the river flows into the Atlantic Ocean, and the sea itself.

The house extends over two floors. As you enter the property, you are directly on the upper floor due to the slightly sloping terrain. The bright entrance area leads you down three steps into the large



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living room with fireplace and open-plan kitchen.

The entire floor is very bright and inviting, also thanks to the full window frontage to the terrace/balcony. This window front also allows you to enjoy the fantastic view described above.

There is also a bathroom with shower and window on this floor.

On the floor below are the 3 bedrooms, each with its own en-suite bathroom and spacious fitted wardrobes. All three bedrooms have floor-to-ceiling windows and access to the terrace and pool. In addition, there is another very spacious room on this floor with its own bathroom and wardrobes, which can be used in a variety of ways.

The villa is equipped with air conditioning and a centralised vacuum cleaning system, while solar panels on the roof help to generate energy.

The entire outdoor area of the house is surfaced.

The garage, from which you have direct access to the entrance area of the house, is used for parking. There is also parking on the street.

Contact us today for more information or to arrange a viewing!

## Property Features

- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Pool
- Built year: 2024
- Views: Sea views, Countryside views, River view, Pool view
- Electric shutters
- Barbecue
- Ocean View
- Solar orientation: East, West
- Balcony
- Garage
- Washing machine
- Air conditioning
- Fireplace
- Proximity: Airport, Golf course, Open field
- Floors: 2
- Double glazing
- Main drainage
- Sealed land area
- Energetic certification: A
- Mains water
- Terrace



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