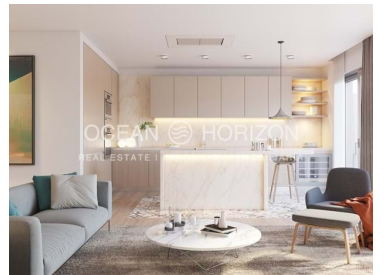




## Santa Luzia - Villa



 3  
Bedrooms

 4  
Bathrooms

 160  
Area (m<sup>2</sup>)

 200  
Land Area (m<sup>2</sup>)

   
Swimming Pool

N/A  
(EUR €)

## Spacious and modern townhouse with pool and roof terrace in Santa Luzia

Welcome to your new home – a modern townhouse in Santa Luzia that stands out for its contemporary design, thoughtful layout and high-quality finishes. It also benefits from the great location within easy walking distance of the small center and the waterfront promenade.

On the ground floor there is a generously designed living and dining area, which is filled with plenty of natural light due to its open architecture and large window fronts. The open kitchen is equipped with high-quality Bosch appliances and well-thought-out cabinets, as well as an elegant wine fridge. The low-maintenance outdoor area invites you to relax with a refreshing pool and an expansive terrace. Here you will find enough space for your garden furniture and can end the day with a barbecue evening with friends and family.



**Felix Schormann**

felix.schormann@oceanhorizon.pt

T +351 928064049 <sup>2</sup> · E [info@oceanhorizon.pt](mailto:info@oceanhorizon.pt)  
8600-152 Luz, Faro, Portugal  
AMI 23337

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Also on the ground floor is a comfortable bedroom with functional fitted wardrobes and an en-suite bathroom. A guest toilet and a practical storage room offer additional comfort and storage space on this level.

The upper floor has two further spacious bedrooms, also equipped with en-suite bathrooms. One of the bedrooms has a separate dressing area with custom-made built-in wardrobes. A highlight of the house is the large roof terrace, which is accessible via the upper floor. This offers pre-installation for a Jacuzzi and impressive panoramic views of the city and partly the sea – the perfect place to enjoy the Algarve sunsets.

Underfloor heating and air conditioning systems already installed ensure a pleasant climate all year round. Modern LED spotlights are integrated into all rooms, which provide stylish lighting. The efficient heating system for hot water production works with a high-energy heat pump, which is both environmentally friendly and cost-saving. The pool also has a pre-installation of a heat pump to heat the water, which makes it pleasantly warm even in the cooler months.

High-quality window frames and glazing offer excellent thermal characteristics and contribute to the energy efficiency of the house. Pre-installations for photovoltaic solar panels on the roof, as well as preparation for a fast charging station for electric vehicles, are also in place, highlighting the modern, sustainable character of this townhouse.

The construction company, which has been on site in Santa Luzia for 20 years, has equipped the houses with many amenities with great attention to detail. When getting to know each other, their identification with the houses is clearly noticeable. Buyers or residents of the neighboring houses completed so far continue to keep in touch and sometimes even hand over their (emergency) keys there just in case.

Since the houses offered here are still under construction, there is the opportunity for buyers to design things themselves in terms of furnishings and colouring.

Please note that the pictures shown represent the houses that have already been built and sold. The two houses available here will look identical except for minor optimisations.

Santa Luzia, known as the capital of the octopus ("o capital do polvo") of the Algarve, is a charming and traditional Portuguese municipality. Nearby are some of the most beautiful beaches in the Algarve, such as Praia do Barril and Praia da Terra Estreita, known for their fine, golden sand and crystal clear waters. The small ferry that takes you to the nearest beach in a few minutes can be reached in 5-10 minutes on foot. The Ria Formosa, a natural park, offers a stunning scenery and is also ideal for activities such as bird watching, kayaking and hiking.

Santa Luzia is less touristy than other towns in the Algarve, so that an authentic Portuguese charm is still predominantly lived here. This is particularly unusual for a place directly on the Atlantic Ocean. Not only the small (fishing) boats anchored directly in front of the promenade underline this, but also the residents of the village. By the way, the direct and international neighbors in the previously built townhouses live there permanently. According to the current legal situation, however, it would also be possible to rent out the houses, which would be just as welcome.

The historic town of Tavira is just under 10 minutes away by car. Faro Airport and the Spanish border can also be reached in about 40 minutes by car. There are also numerous golf courses in the area that will delight golf lovers.

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Price on request.

About the areas:

Gross living area: approx. 160 sqm

Total covered area: approx. 173 sqm

Terraces and pool area: approx. 175 sqm + 15 sqm = approx. 190 sqm

For more information and viewing appointments, please contact us.

We look forward to presenting this modern townhouse in Santa Luzia to you together and personally with the contractor.

## Property Features

- Underfloor heating
- Washing machine
- Air conditioning
- Walk-in wardrobe
- Pool
- Garden
- Floors: 2+1
- Storage / utility room
- Video entry system
- Electric shutters
- Main drainage
- Quiet Location
- Sealed land area
- Energetic certification: A+
- Mains water
- Terrace
- Equipped kitchen
- Dishwashing machine
- Fitted wardrobes
- Solar panels pre installation
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Pharmacy
- Built year: 2025
- Kitchenette
- Views: Sea views, Village view, Urbanization view
- Double glazing
- Electric garage gate
- Walking distance to beach
- Parking space
- Security door
- Solar orientation: South
- Balcony



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